

# Huntingdon Conservation Area Character Assessment

March 2007



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## Foreword

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The Huntingdon Boundary Review and Character Assessment have been produced as part of the overall review of the Huntingdon Conservation Area. The Character Assessment has been structured under separate headings to present each part of the review as clearly as possible.

The **Introduction** provides an overview of the geography and context for the historic development of Huntingdon. The **Statement of Significance** outlines the main elements of the town's historic core and the areas proposed for inclusion in the revised Conservation Area.

The **Historical Development** section presents the stages of the town's development and building history. It includes historic maps showing how the town has expanded. The **Analysis of the Conservation Area** divides the town into different local 'neighbourhoods' in order to draw out their distinctive characteristics. It then provides a character analysis, spatial analysis, building types study and a design code for each neighbourhood. The **Character Analysis** looks at the historic development of an area and how this is reflected in built form. The **Spatial Analysis** looks at how the buildings address the street and form important green or open spaces. The **Building Type Analysis** looks at how the different styles and types of building are distributed. This section refers to building type codes presented in **Annex A** which is located on page 42. The **Building Details and Materials Analysis** highlights typical or distinctive architectural details and materials within each neighbourhood. The **Design Code** then summarises the above information, showing how the pattern or 'grain' of development in each part of the town affects the appearance of its built form and, therefore, its essential character.

At the end of the document, the **Opportunities for Future Enhancement** section suggests where improvements to the built form or local environment might be made to benefit the overall character of the Conservation Area.

**Annex A**, as mentioned above, explains the different types of building found in the district and which of these are relevant to Huntingdon. **Annex B** lists all the statutorily listed buildings and buildings of local interest in Huntingdon. **Annex C** presents District Council policies and references used in the development of the document.

## 1.0 Introduction and Statement of Significance

1.1 Huntingdon is a town within the area of Huntingdonshire District Council being the principal place in the district [map ref. TL 2371] (see **Map 1**). It is situated on the north bank of the River Great Ouse in what was the historic County of Huntingdonshire. Huntingdon was, indeed, the County Town but lost this status in the 1972-4 local government reorganisation when the county itself was abolished. The Civil Parish contains 908 hectares (2243 acres), and the population in 2001 was 19,020 (15,343).<sup>1</sup>

**Map 1.** The geographical setting of Huntingdon within Huntingdonshire



1.2 The modern town of Huntingdon is situated within the valley of the River Great Ouse where the flood plain is approximately 400 metres wide and liable to heavy flooding. At this point gravel deposits are found on both sides of the river and these may have been a factor in attracting early settlement although there is little evidence for this today. The town of Huntingdon lies on the northern side of an ancient crossing of the River Great Ouse that carried Ermine Street over the river on its way from London to York.

1.3 The underlying geology is principally Oxford Clay overlain with extensive alluvium and river gravel deposits. The historic town lies on level ground between 10 and 20 metres Above Ordnance Datum (AOD) with the land rising towards the northern part of the parish.

1.4 Huntingdon Conservation Area is one of sixty Conservation Areas in Huntingdonshire. It is Huntingdonshire District Council's intention to produce new, or updated character assessments for all designated Conservation Areas as part of a rolling programme. The Planning (Listed Building and Conservation Areas) Act 1990 places a duty upon Local Planning Authorities to formulate proposals for conserving and enhancing Conservation Areas. Following consultation and approval the Character Assessment for Huntingdon will carry weight as a 'material consideration' in planning decisions.

1.5 Conservation Areas are designated for their "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".<sup>2</sup> This means that consideration is given to the evolution of the community as well as the physical environment within a Conservation Area. Street patterns, the architectural quality of the buildings, open spaces, trees and other tangible evidence relating to the social and economic development of a settlement are given due weight. In this way every aspect of the historic environment of present day Huntingdon has been taken into account.

1.6 Like other market towns in Huntingdonshire, Huntingdon's built environment developed slowly from the Middle Ages until just after the Second World War. New development during that period was normally contained within the existing settlement pattern, even where the changes were socially and economically significant (for example, the development of industries in the later 19th century). However, after about 1950 peripheral housing and industrial estates were developed that departed from this traditional development pattern. For this reason the character analysis for Huntingdon draws on the settlement morphology prior to 1950.

1.7 Within the boundary of the Huntingdon Conservation Area certain parts may need improvement or be ripe for re-development. Being in the Conservation Area will help developers and planners to ensure that improvements will enhance the character of the town along the lines laid down in this document.<sup>3</sup>

1.8 Conservation Area designation also places some restrictions on minor development works that would, otherwise, be permitted without formal planning applications being made. Further restrictions may be introduced by the Local Planning Authority (or the Secretary of State) that effectively withdraw other permitted development rights in all or part of a Conservation Area in order to conserve the quality of the area.

1.9 Furthermore, all trees growing within the boundaries of a Conservation Area are protected and additionally permission must be sought prior to the demolition of most buildings.

<sup>1</sup>. National census statistics 2001 (1991). Both figures also include the population of Hartford.

<sup>2</sup>. Department of the Environment, Planning Policy Guidance 15, Article 4.17 1994.

<sup>3</sup>. The design code in this document relates to the historic building tradition found in the Huntingdon area prior to 1950.

### Statement of Significance

- 1.10 Huntingdon is an ancient borough (recorded in Domesday as a Royal Borough) with a tradition for varying degrees of self-governance at the local level. Its first recorded charter was in 1205.
- 1.11 Huntingdon has had a conservation area (in two parts) since the 9th May 1972 with a third being added for Victoria Square on the 20th May 1991. The new boundary supersedes these, creating one Conservation Area for Huntingdon and Hinchingsbrooke.
- 1.12 The town has seven Scheduled Ancient Monuments. There are 122 buildings on the National List, of which 4 are Grade 1. A full list appears in Annex B to this document.
- 1.13 There were 13 tree preservation orders within the area prior to designation. Such orders are only applied to trees considered to be at risk at the time and all trees within the Conservation Area are now protected. A survey of the most significant trees was made prior to designation.

### The Recording of Spatial Information

- 1.14 All the information collected on the settlements within the Huntingdon district for use in this character assessment and displayed in map form have been recorded within Arch View. This is a Geographical Information System (GIS) that allows spatial information to be permanently stored and then displayed at suitable levels of detail and scales as required. The maps used in this document to illustrate local character etc have been chosen to fit the needs of the document but may be enlarged subsequently if more detail needs to be displayed.



## 2.0 Historical Development

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2.1 The alluvial soils and gravel terraces of the Ouse Valley have attracted human habitation since prehistoric times, although little archaeological evidence remains to allow an assessment of the impact of such settlement on the Huntingdon side of the Ouse Valley. However, the site of the present day Huntingdon was probably similar in this respect to other places along the valley of the River Great Ouse. Neolithic and Iron Age farmers would choose suitable sites along the gravel terraces where the land was reasonably dry but near water. By Roman times the archaeological evidence suggests that the Ouse Valley was intensely farmed. There is evidence that there was a villa on part of what is now Mill Common and this would have been within the influence of the Roman town of Durovigutum on the site of present day Godmanchester. Today's habitation patterns, however, have their origins in the Anglian Settlement following the departure of the Roman Legions and the later Danish incursions. Although the early English settlers would be attracted to similar sorts of places as their predecessors, it is not known to what extent there was any continuity in the actual choice of sites.

### The Early Medieval Settlement Pattern

2.2 Huntingdon's early medieval settlement pattern is obscure, although the form of the town at this period was probably similar to the occupation pattern in Roman times in so far as it followed the line of Ermine Street. Its establishment as a Danish fortified township at an important crossing point was instrumental in confirming its importance. It is likely that the Danish fortifications would have been constructed north of the crossing point, perhaps in the vicinity of the later Norman castle (bearing in mind that the crossing point was almost certainly west of its present location). Following Edward the Elder's re-conquest of the Danelaw in the first half of the tenth century Huntingdon was re-fortified as a Burgh. There is evidence for Middle and Late Saxon settlement around St. Mary's and along the Alconbury Brook.

2.3 There was a mint at Huntingdon from the reign of Eadwig (955-9) and royal charters of King Edgar from the late tenth century suggest that there was also a market at Huntingdon. The situation of the town was important enough at the time of the Conquest for King William to order the construction of a castle here in 1068. This resulted in the demolition of twenty houses, which may indicate that the settlement was close to the river at this time. At the time of the Domesday Survey it is likely that Huntingdon had in the region of 250 houses divided into four wards. It also had two churches, a mill, three moneyers and 10 acres of meadow.

### Later Medieval Settlement Morphology

2.4 Following the demolition of the castle by order of Henry II in 1174 the control of local affairs seems to have passed to the burgesses. During the thirteenth century Huntingdon benefited from the strength of the regional economy and rapidly expanded. This was a period of favourable climate for agriculture, an expanding labour market and strong international trade all of which contributed to Huntingdon's success. An indication of Huntingdon's wealth can be gauged by the rapid expansion in the number of churches and religious institutions. There were sixteen parish churches in the town at this time as well as six other religious houses. This number is extraordinarily high for a small county town and marks an important element in the town's historic morphology.

2.5 Huntingdon's economic success, however, did not last. A number of factors combined to reverse the town's fortunes during the course of the fourteenth century. Navigation of the Great Ouse was detrimentally affected by Ramsey Abbey's mills, international trade took a downturn because of the Hundred Years War and the Black Death was particularly bad in Huntingdon, which saw a quarter of the town fall into ruin. The area of habitation was still centred on the High Street, but expansion was halted and most of the parish churches were abandoned.

### Post-Medieval Development

2.6 The economic fortunes of the town did not fully recover until modern times. From the sixteenth to the nineteenth centuries Huntingdon remained a small, largely rural county town. In the seventeenth century the four remaining ecclesiastical parishes were reduced to two and the churches of St. John and St. Benedict were demolished (although they continued as civil entities until the nineteenth century). The town was badly affected during the Civil War, but largely escaped the Plague a few years later.

2.7 Huntingdon was a Royal Borough in the Domesday Book and had its own seal from at least the fifteenth century. In 1630 it received a new constitution that served it until modern times. However, it remained a small, attractive but not particularly wealthy town at this period. The extensive commons, although of benefit to the town also deterred further expansion. Hinchinbrooke and much land around the town were in the possession of the Earl of Sandwich and this was possibly a further constraint on expansion.

### 19th Century Developments

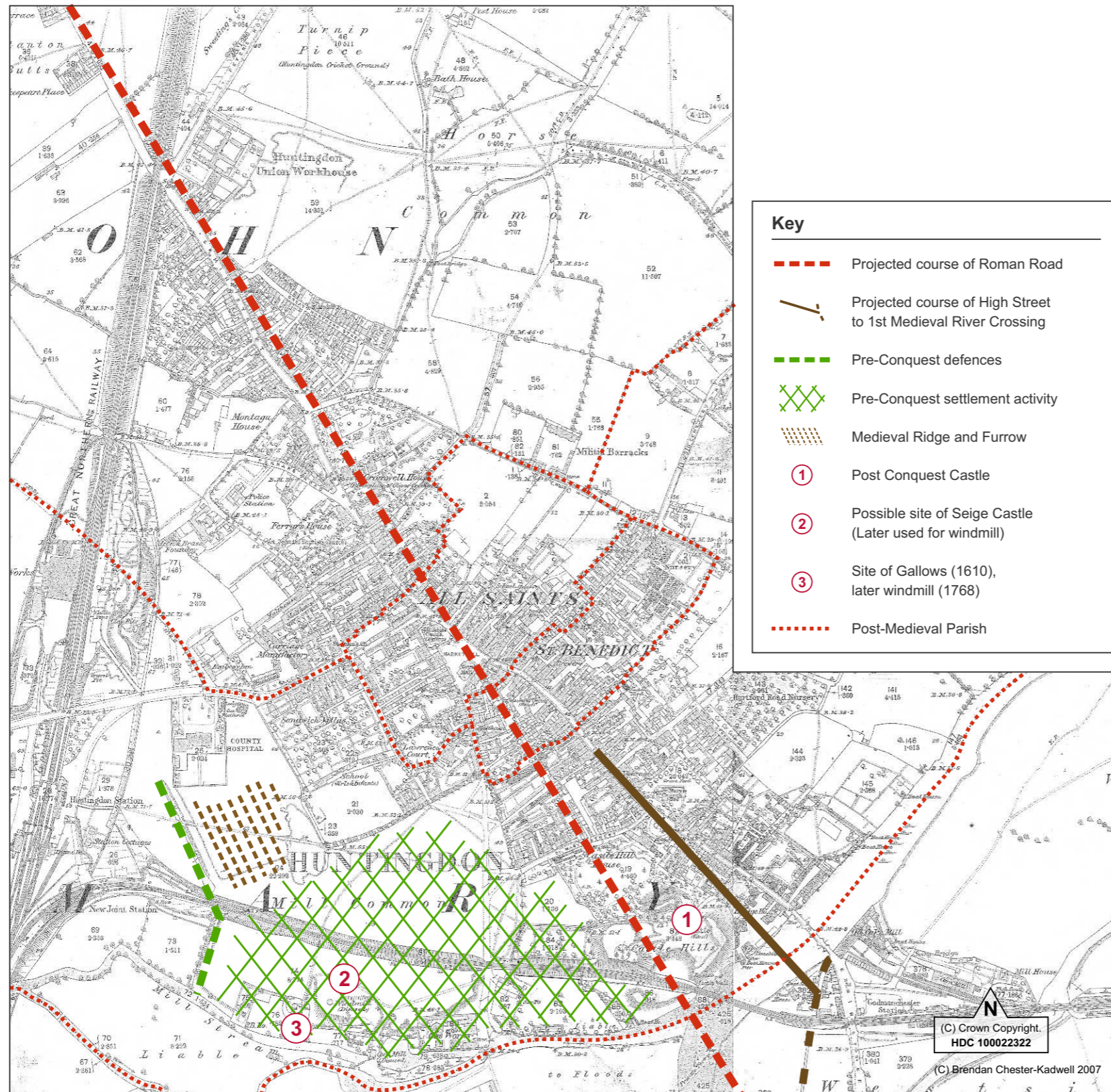
2.8 The railway opened at Huntingdon in 1830. The coming of the railway saw the reduction of both long distance road and river traffic. It also opened up the possibility of new markets and commercial opportunities. However, there was limited industrial development in Huntingdon and what there was tended to concentrate on light industry such as carriage manufacture and associated trades (interestingly, there was an early attempt to make aircraft here in the twentieth century). Industry was concentrated in the area between George Street and Ferrars Road. Much of this area was redeveloped for commerce and industry in the late twentieth century and is not in the Conservation Area.

2.9 The population reached a high point of over four thousand in the 1871 census (4,243) and maintained this level into the 20th century. Throughout this period there was a growing expectation everywhere over the quality of domestic housing and in Huntingdon new housing was built for the workers (as well as more spacious housing for the better off) without changing the basic morphology of the town.

2.10 As the County Town, Huntingdon gained a number of major buildings associated with its status during the nineteenth century local government reforms. A new County Gaol was built in St. Peter's Street, the Union Workhouse on the junction of Peter's Street with Ermine Street, the County Hospital was built on Mill Common, on the south side of Brampton Road, and there was a militia barracks that occupied the site on which now stands Cromwell Court along Brookside.

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- 2.11 Otherwise the town remained substantially as it had been at least since the eighteenth century and in terms of its historic morphology since the seventeenth century. It was not until the last half of the twentieth century that large-scale change was effected with the insertion of the ring road and the A14 into the historic core of the town and the construction of the peripheral industrial and residential estates. Even as late as 1932 the Victoria History of Huntingdon could declare:
- 2.12 “Huntingdon has always remained an agricultural town, and no trade or manufacture has been carried out of any important extent... Singularly little change has taken place in the appearance of Huntingdon over the centuries. The 1,074 acres contained in its boundaries are still mainly agricultural, the inhabited part still mainly concentrated along the mile of Ermine Street stretching from the bridge to the northern boundary of the town, with small streets and lanes branching off at right angles.”

Map 2. Historic Interpretation Map







## 3.0 The Analysis of the Conservation Area

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- 3.1 Huntingdon has developed over a long period of time and each phase of its development has contributed distinctive elements within the settlement. These elements have become recognisable neighbourhoods with their own characteristics that together create the overall sense of place.
- 3.2 When the first Conservation Area was designated for Huntingdon it principally encompassed those neighbourhoods with the oldest buildings (effectively the route of medieval Ermine Street north of the river) and later a second one was added covering Victoria Square and its associated housing. The previously designated areas have now been absorbed into a new Conservation Area that has been expanded to include the most significant elements that reflect the growth and development of Huntingdon since the early Middle Ages. That part of the original designation that is south of the river will be transferred to Godmanchester.
- 3.3 This analysis is the result of a major re-assessment of the town and a re-appraisal of the architectural and historic merits of many aspects of the settlement. The resulting boundary is quite broad and falls naturally into defined localities that largely correspond to the historical phases in the development of Huntingdon (see the account of the historic development of the town in section 2 above). They are also similar to those identified in the Huntingdonshire Landscape and Townscape Assessment.<sup>4</sup> The sub-divisions of the Conservation Area used in this analysis are shown in Map 3, page 12.
- 3.4 It is important to note, however, that the assessment and interpretation of the new and enlarged Conservation Area (in accordance with the statutory and regulatory requirements set by government and English Heritage) needs to take account of the whole area. Its division into localities and neighbourhoods is intended only to make analysis and understanding more accessible and does not imply that each locality would pass all tests set by statute and regulation as if it were a self-contained Conservation Area in itself.
- 3.5 Table 1 lists the localities within the Conservation Area (as shown on map 4) and the subdivision of these localities into neighbourhoods.
- 3.6 This table also gives a written overview of the general character of each locality. This general description is expanded into a detailed analysis of each locality in a plan and table format under the following headings:

### Character Analysis

A plan based analysis giving a graphic description of each locality. The symbols used on the maps are described more fully in figure 1, page 54.

### Spatial Analysis

Within each locality the most significant relationships between built and open spaces are analysed in terms of their key spatial features. This includes building lines, green features and mass etc.

### The Main Building Types<sup>5</sup>

These are illustrated on the accompanying plan for each locality. The building types help to define the character of each of the neighbourhoods and need to be taken into account when

planning enhancements and future development. A full description for each type of building is given in Annex A, page 42.

### Building Details & Materials

For each locality examples of significant architectural features are reproduced to illustrate the existing historical built form.

**Material.** A summary of materials used in the various areas. This illustrates the range of materials most commonly used. It will show where material choice is limited and where more variety may be used.

**Detail.** This presents some of the architectural detail relevant to each area, for example the most common window and door details present. As with the materials sheet, it will help to show the degree of variety available. It will also show where traditional or modern details predominate.

### Design Code

The intention of the Design Code is to establish a generic set of 'principles' that underpin the built character of the different historic localities within Huntingdon. However, it does not contain an exhaustive set of design 'rules' but it does identify defining characteristics. By identifying detailed information on characteristics in a quantifiable way it is possible to use this information positively in the design of new development.

The Code is developed in a series of matrices. Each surveyed area is looked at in the following way:

**Grain.** This is a visual overview of the pattern of development. It illustrates the general characteristics of an area's layout, particularly the arrangement of building plots. This will, at a glance, identify some of the fundamental layout issues that contribute to the place's character.

**Plot.** Having established the general characteristics of the area, the plot column looks in more detail at the individual streets and building plots. Two pieces of information are conveyed here: firstly, the degree of enclosure and street width (which gives an impression of the street's narrowness or openness). Secondly, the typical dimensions of plots in the street and the typical position of the building within that plot (for example, set forward, set back, filling the width of the plot or detached within it etc).

**Visual Quality.** This describes the visual impact of the area from street level. It also describes form or more detail about the dimensions of the principal blocks, and their heights etc.

**Design Code Summary.** Each locality is summarised in turn to highlight the similarities and differences between each part of the Conservation Area as a whole.

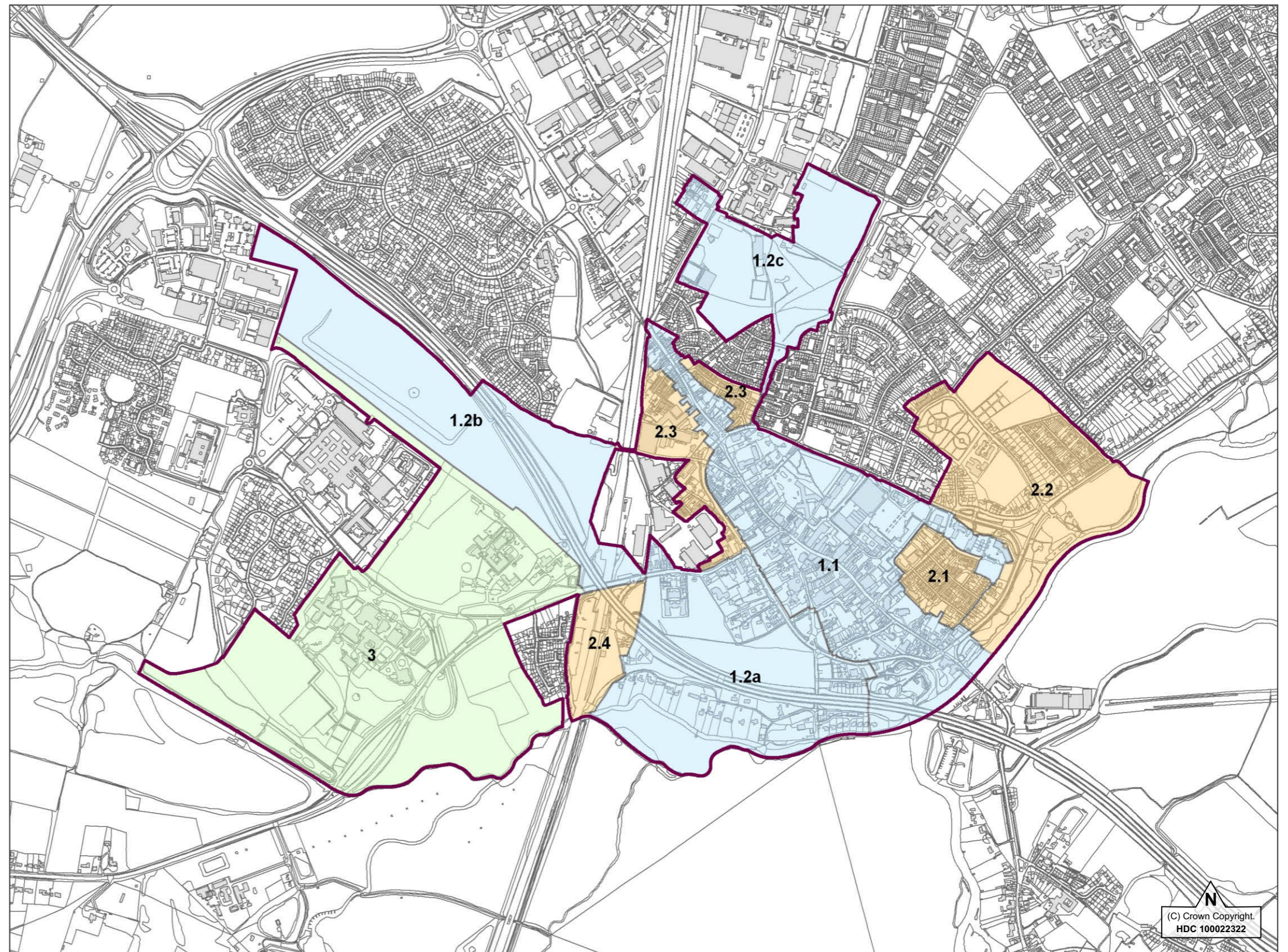
4. Huntingdonshire Landscape and Townscape Assessment, October 2006

5. Codes (i.e. T1) are taken from the Huntingdonshire Landscape and Townscape Assessment. A full description of each type can be found in this publication.

**Table 1.** Localities & Neighbourhoods within the Conservation Area

Locality	1. The Medieval Settlement (pre-enclosure)	2. Post-Enclosure Development (19th & 20th Century)	3. Hinchingsbrooke
<b>Neighbourhoods</b>	<p>1.1 Town Bridge; Castle Hill; High Street (and associated lanes and passageways); Princes Street; St George's Street (part); Hartford Road (part); St. Mary's Street; Ermine Street</p> <p>1.2 (a) Mill Common (b) Views Common (c) Spring Common</p>	<p>2.1 Victoria Square and Environs 2.2 Newtown, the Priory area and Environs 2.3 Great Northern Street, Sayer Street, St. John's Street 2.4 Railway Station and Environs</p>	<p>3 Hinchingsbrooke House, Park and Environs</p>
<b>Overview</b>	<p>This is the oldest part of the settlement and the most memorable area of the town. The medieval town of Huntingdon was built along the approximate line of the old Roman road from London to York north of its crossing of the Great Ouse. At this point it was aligned in a north-westerly direction and the medieval town eventually stretched for about one kilometre along its length from the crossing-point on the Great Ouse. Buildings along the High Street (and those built later along Ermine Street to the north) were established on typical burgage plots. During this period a large number of churches were established in the town, but by the 17th century these had been reduced to two. A number of buildings (or elements) have survived from the Middle Ages, but most historic buildings are later 17th, 18th and 19th century.</p> <p>Extensive Common Land was established around the town in the medieval period and this is still a feature today. Mill Common was within the town ditch and hosted the town mills and (eventually) the gas works. There is evidence of ridge and furrow within the Commons.</p>	<p>The belt of Common Land around the medieval settlement blocked the possibility of large-scale development out from the town centre, except towards the east in the vicinity of the medieval Priory of St. Mary. This land had been enclosed prior to the mid-eighteenth century and when the population started to rise in the 19th century it was in this area that new development concentrated.</p> <p>An early example is Newtown, which appears nearly complete on a map of 1887 with the Catholic Church that was built in 1872. By this date also, the cemetery had been laid out on the site of the Priory. Primrose Lane was chosen as the site for some of the first council houses in the 1920's and further development along the Hartford Road and at Tennis Court Avenue was underway in the late 1940's and early 1950's. A particular feature of the area was the establishment of allotments near new housing developments.</p> <p>Other developments nearer the town centre, for example, Victoria Square and Great Northern Street were being established about the same time. Of particular interest was the establishment of carriage works, foundries and other trades in the area between St John's Street, George Street and the Great Northern Railway line (built 1850).</p>	<p>Hinchingsbrooke has played an important role in Huntingdon's history. Hinchingsbrooke House was built in the sixteenth century on the site of an earlier nunnery and has been added to on various subsequent occasions. It is set in gardens of regional and national importance (although it does not as yet appear in the Register of Parks and Gardens of Special Historic Interest).</p> <p>The house and gardens were set in extensive parklands, which have now been greatly built upon, but the relict elements lend considerable character to the local landscape. Other surviving elements serve a useful purpose, for example, the north-eastern shelterbelt that visually protects Views Common from the hospital site.</p> <p>The area of pasture and meadowland between the Brampton Road, Alconbury Brook and the Great Ouse remains attractive and historically important, not least as providing a fitting setting for the house itself.</p>
<b>Enhancements</b>	<p>This locality would benefit generally from improvements such as those around Market Hill. This has set a good standard for paving and street furniture and this needs extending to the rest of the town centre. Road signage needs reducing in all historically sensitive areas. Many of the existing facades would benefit from enhancement, concentrating on the style and scale of business signage. Parking is less of an issue along much of the High Street as it is pedestrianised. However, the High Street/Ermine street axis has been unhelpfully divided by the ring road and in order to visually re-unite the High Street the location of the gates at its junction with Hartford Road should be reconsidered.</p> <p>Higher architectural standards are required in the design of any further building behind existing burgage plots. The lateral alleyways and passages are a feature of the area and more could be made of these.</p>	<p>From the point of view of pavement quality, street furniture and general presentation, Victoria Square has fared better than the other residential areas in this part of the Conservation Area (reflecting its previously existing Conservation Area status). General enhancements should be progressed in all these streets.</p> <p>Further consideration needs to be given to how the Riverside, Balm Brook and the Hartford Road (where they pass through the Conservation Area) could be improved in terms both of visual connectedness and pedestrian access.</p> <p>The area to the west side of Ermine Street and St. John's Street as far south as George Street (2.3) needs a special development plan to preserve the remaining 19th and early 20th century industrial, commercial and residential elements. The mix of uses and the balance between them is a significant historic element in the town and future development should respect this. The area would also benefit from a general enhancement strategy. Features associated with the railways in neighbourhood 2.4 needs a similar approach to that recommended for neighbourhood 2.3.</p>	<p>The continued preservation of the house and garden, with the remaining elements of the pleasure grounds is a priority. Priority should be given to the restoration of decayed elements such as the surviving eighteenth century wall along the south eastern boundary of the Pleasure Grounds.</p> <p>A conservation strategy is needed for the whole area lying within this locality of the Conservation Area to ensure the survival and enhanced contribution of the remaining historic landscape features. Further development in this area should be resisted, excepting minor adjustments carried out to the highest standards.</p> <p>Particular emphasis should be made on preserving the open land between the garden and the Great Ouse as this is the essential setting of the house.</p>

Map 3. The Conservation Area and its Sub Divisions (see Table 1.)



### High Street, Ermine Street and Environs (neighbourhood 1.1)

This neighbourhood includes Town Bridge; Castle Hill; High Street (and associated lanes and passageways); Princes Street; St George's Street (part); Hartford Road (part); St. Mary's Street; Ermine Street.

During the Middle Ages the core of the town developed along the route of the London to York road (Ermine Street) from its crossing point on the Great Ouse. The 14th century bridge joining Huntingdon and Godmanchester marks the entry to the Borough from the south and there are good views from it along the flood plain **A**. The bridge was most probably constructed by each of these communities from their own side, meeting in the middle – the differences in construction are quite noticeable. At one time there was a chapel on the Huntingdon end not unlike the arrangement at St. Ives.

The High Street proceeds north eastwards in a series of gentle curves. The changes in alignment are the result of a series of alterations to the original course of the Roman road caused by the adoption of different bridging points over the ages. This has created a very varied streetscape that is a feature of the town. The modern ring road passes immediately in front of the bridge and seriously interrupts the original feeling of enclosure at this point as well as breaking the visual and physical continuity of the street **B**.

Behind the Bridge Hotel the ring road skirts the remains of the post-Conquest motte and bailey castle **C**. This is a significant earthwork within the town and more needs to be done to ease access to it. From the top of the motte there are splendid views over Huntingdon and the Ouse Valley over towards Godmanchester. Until the middle of the twentieth century the site of the castle lay within the grounds of Castle Hill House, but this connection was severed both by the ring road and the construction of Pathfinder House. The Huntingdon to St. Ives railway was built across the southern portion of the site and the A14 has consumed more. Future development would provide the opportunity to reverse some of these encroachments.

From here to the Hartford Road the street is relatively unspoiled, with open green areas in front of Castle Hill House and around the Parish Church of St. Mary's **D**. There are a number of passages and lanes off that add character and open visual channels to the curtilages behind. Orchard Lane (once the site of the County Gaol, of which one window now remains at pavement level) **E** and St. Clements Passage (near the site of one of the many lost medieval parish churches) **F** give access to the Victoria Square development (see below). St. Mary's Street (once variously known as Cobblers Lane or Hangman's Lane) still gives access to Mill Common.

Past the junction with the Hartford Road the street narrows as it enters the next section of the High Street. However, the nature of the junction here as well as the installation of iron gates have, if anything, over-emphasised the change and disrupted the visual continuity of the street **G**. From this point the street has been pedestrianised which undoubtedly improves the quality of the experience for pedestrians. Along this stretch to Market Hill there are some interesting eighteenth and early nineteenth century facades, including that of the Commemoration Hall (home of the Literary and Scientific Institution founded by Robert Fox in 1842) **H**. Late twentieth century replacement buildings around St. Benedict's and the access to Chequers Court have not been particularly successful and may benefit from redevelopment in a more sympathetic style when the opportunity occurs. Some recent improvements are noted **I**.

An element of the High Street locality that is typical and worth preserving is the number of passages and small lanes giving access from the main thoroughfare to the backlands and which provide tantalising glimpses beyond the street facades. For example, Literary Walk **X** and Royal

Oak Passage **Y**. Others of note are Newton's Court, St. Germaine Street, and Grammar School Walk.

Chequers Court is the scale of a piazza and is rather let down by the poor quality of the architecture **J**. Better design with greater attention to the grain of the town and scale of building is needed here to make it sympathetic to the High Street curtilages and would improve this locality immensely. Similar mismatches of scale and mass also let down the development behind St Benedict's Court, particularly the Waitrose building. Princes Street that leads from Market Hill to Mill Common has not been spoilt by more recent development and forms a satisfactory transition from the locality of the High Street to the rather grander buildings on its western side in particular Lawrence Court, the Library and Gazeley House **K**.

The back of pavement buildings along the whole length of the High Street are of various ages, styles and materials and this richness and variety adds to the interest of this part of the town and creates character. Nowhere is this truer than at Market Hill **L**. This irregularly shaped enclosed urban space slopes up from the Town Hall (an elegant eighteenth century design in soft red brick) to the stone built medieval church of All Saints, which stands within a small church yard. The remaining sides of the Market are enclosed by some fine town houses of various dates from the sixteenth to early nineteenth centuries. Those along the High Street side have been converted to shops and this masks, to some extent, their original purpose. Also in the vicinity is St. John's Hospital an essentially medieval building now much reduced in size and heavily restored by the Victorians **M**. Following the dissolution of the religious houses in the sixteenth century it became the Grammar School and is now the Town Museum.

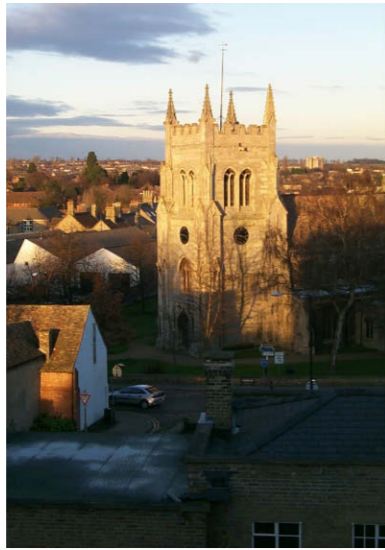
Behind All Saint's Church St. Georges Street leaves the High Street to the west **N**. On the corner is the George Hotel with a fine galleried courtyard **W**. The curtilages behind the George have been badly exposed by the ring road in the vicinity of St. John's Street. The street scene would be improved here with a good built feature on the corner of George Street and St. John's Street, by the George Hotel car park. On the opposite corner at the junction with George Street and Walden Road the new Law Courts and County Council Offices have recently been constructed.

From the George Hotel the High Street is again open to vehicular traffic, thus it presents more of a conventional street scene. The buildings here are as varied but tend to more modesty. There are a number of narrow passage ways off which create interest. The graveyard of the now demolished St. John's church has become a welcome, but compact, urban park **O**. Beyond St. John's churchyard the street frontage was once more open than now with Ferrars House to the west (now divided) and Cromwell House (the site of the Augustinian Friary) to the east, both originally standing in large gardens **P**. The former grounds to Ferrars house have now been developed whilst the remnants of the Cromwell house grounds, even though subdivided between later villa developments, still conserves a feeling of wooded calm and this area complements the rather delightful Town Park that borders Brookside here.

Beyond this point the town has been rather spoilt within the vicinity of the ring road. Ferrars Road, once the direct route from the town centre to Views Common has been truncated by it and lost its purpose. The High Street itself has been severed from its continuation into Ermine Street and really just stalls at this point. Over the ring road, Ermine Street was developed later in the Middle Ages as far as the site of the railway bridge. It was not fully built up until later but now has a number of good nineteenth century houses and terraces **Q**. The backlands here were further developed during the nineteenth and early twentieth centuries.



A. View from Town Bridge



D. St Mary's Church



B. High Street south of Ring Road



C. Castle Hills



G. Junction of High Street and Hartford Road



Q. Ermine Street



R. Town backlands now a park

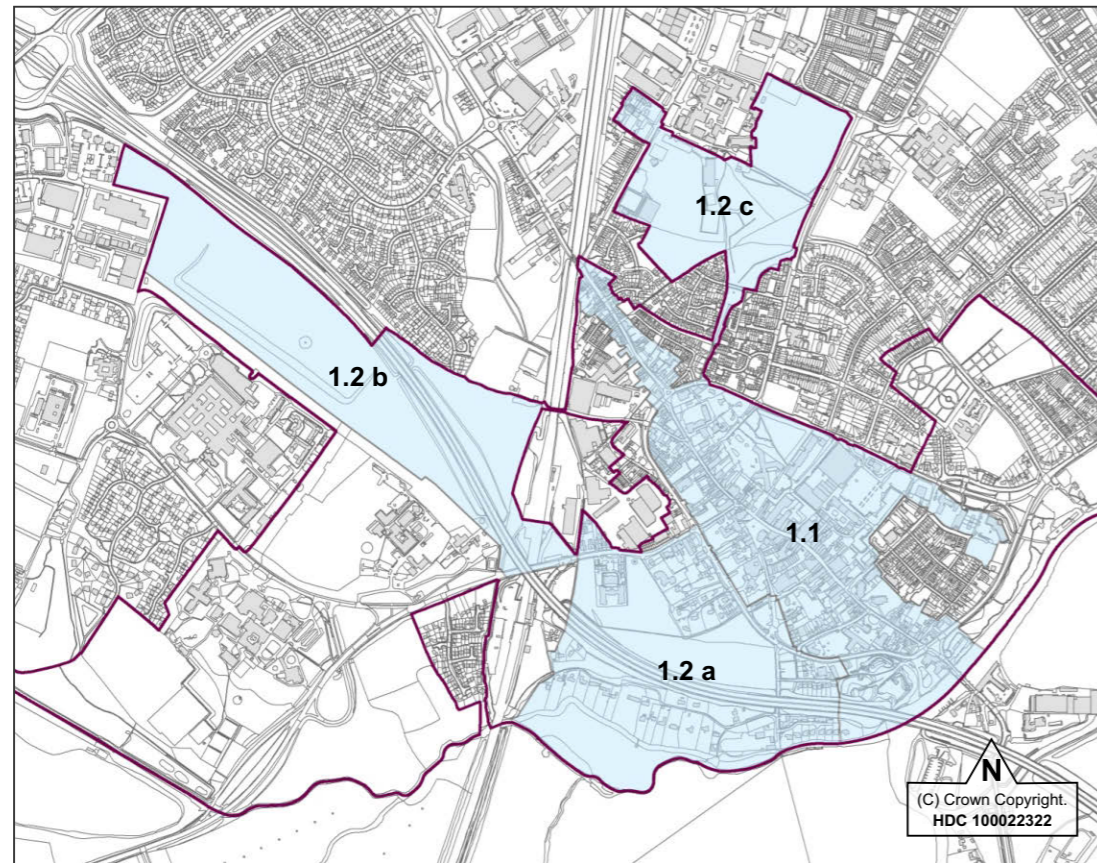


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**Quick key to the symbols used on the analysis plans**

Urban space	Glimpse	Landmark building	Spatial orientation
Green space	Visual leak along building line	Listed building	Intrusion into the street scene
Corner building/s	Historic green space	Narrow urban space 'pinch point'	Back of pavement building line
Significant view	Other green space	Street requires enhancement	Building line set back
View stopped	Significant tree/s	Area requires enhancement	Scheduled Ancient Monument

Huntingdon Medieval Settlement Locality Map



**Mill Common (neighbourhood 1.2a)**

Mill Common was an integral element of the medieval settlement and largely within the boundaries of the borough. Originally the Common extended westwards from the vicinity of Walden Road and the Castle to roughly the line of the railway and approximately from the Brampton Road and George Street in the north to the Alconbury Stream in the south. Much of this land is still open. The course of the A14 now divides the Common and the area north of the Alconbury Brook is partly built up. Other post medieval incursions have occurred between The Walks and Walden Road and the former County Hospital was built on the Common during the 19th century.

The archaeological record shows that there was a Roman villa here **Q1** as well as a Roman cemetery near the Castle site **Q2**. The existence of a Late Saxon church and cemetery may indicate that Alconbury Brook was a centre of settlement at that time **R**. Certainly the bank and ditch on the western edge of the Common and other earthworks maybe associated with Saxon or Danish settlement in the early medieval period **S**. On the remaining extent of the Common today may be seen pronounced ridge and furrow **T**. Although its date is not known for certain it may be a relict of medieval fields prior to the conversion of this area to permanent pasture later in the Middle Ages.

Along the course of the Alconbury Brook there were mills (water and wind driven) as well as a place of public execution. In the nineteenth century the town gas works was established here although there is little evidence for its location today **U**.

**Key to Symbols**

The symbols on the table below are used to demonstrate key features on the analysis plans which follow, a similar key, including a full description for each symbol, can be found on the inside back cover of this document.

Quick key to the symbols used on the analysis plans							
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	View stopped		Significant tree/s		Area requires enhancement		Scheduled Ancient Monument



Walden Road



Former County Hospital



Mill Common



View across Mill Common towards the Walks and the town centre



S. Pre-conquest defence works



Post-medieval incursions into the Common

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


















## 1a Huntingdon Medieval Settlement Character Analysis

### Views Common (neighbourhood 1.2b) and Spring Common (neighbourhood 1.2c)

Views Common is another medieval asset owned by the District, which like Mill and Spring Commons restricted development around the historic core of the town well into modern times. Like Mill Common, Views Common has been badly affected by the course of the A14 and its construction. It has also had access from the town restricted by the railway line. Accessibility remains an issue and needs an imaginative fresh approach. There is some good ridge and furrow on part of the Common.

Spring Common (previously also known as Horse Common) has survived least well of all the common land around Huntingdon. A controversial housing development adjacent to Great Northern Street has virtually separated it from the historic core. However, it remains an important open space and has a history of providing recreational opportunities for townsmen. For example, the sports centre is on land occupied by the cricket field in the nineteenth century (then known as the Turnip Piece!). Opposite, across St. Peter's Road, was the County Gaol (built 1828) and some of the original buildings still survive **V**.

Quick key to the symbols used on the analysis plans			
 Urban space	 Glimpse	 Landmark building	 Spatial orientation
 Green space	 Visual leak along building line	 Listed building	 Intrusion into the street scene
 Corner building/s	 Historic green space	 Narrow urban space 'pinch point'	 Back of pavement building line
 Significant view	 Other green space	 Street requires enhancement	 Building line set back
 View stopped	 Significant tree/s	 Area requires enhancement	 Scheduled Ancient Monument



V. County Gaol Watchkeepers House



Ermine Street



Views Common



Underpass



Spring Common



# 1b Huntingdon Medieval Settlement Spatial Analysis



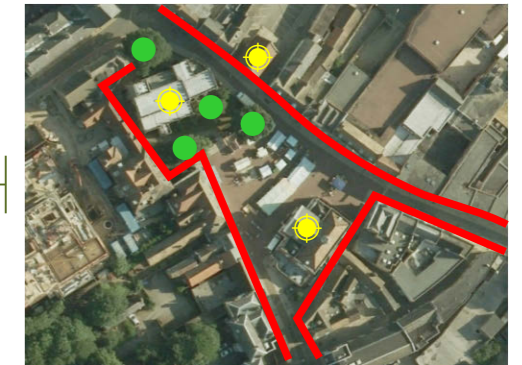
The rectangular shape and geographical association of Views Common is most easily appreciated from this aerial shot. As in the case of Mill Common it is bisected by the A14. There is some impressive ridge and furrow within the Common and the shelterbelt associated with Hinchingsbrooke forms an impressive backdrop to the space.



Mill Common is a defining element of the town historically and spatially. It contains a number of elements of importance. Clearly its great extent provides an outstanding setting for the town to the east. It is now bisected by the A14 that sadly reduces its visual quality. The old County Hospital is a 19th century landmark to social reform. There are ancient earthworks on the Common, notably the pre-conquest rampart and ditch, and some good ridge and furrow.



The Town Park is situated on one of the old town closes to the east of the High Street burgrave plots and remains the only undeveloped example today. A leafy area that complements the built environment of the old town.



Market Hill is a well-defined enclosed urban space. It is roughly triangular in shape with its apex to the North, within which stands the parish Church of All Saints. The Court Hall is a freestanding building on the south side. The High Street is aligned to the east and forms one side of the space. To the west are a group of high status town houses dating from the 16th, 17th and 18th centuries. One of these is the Falcon Inn. This is an important functional and symbolic space in the core of the ancient settlement.

## 1c Huntingdon Medieval Settlement Building Type Analysis

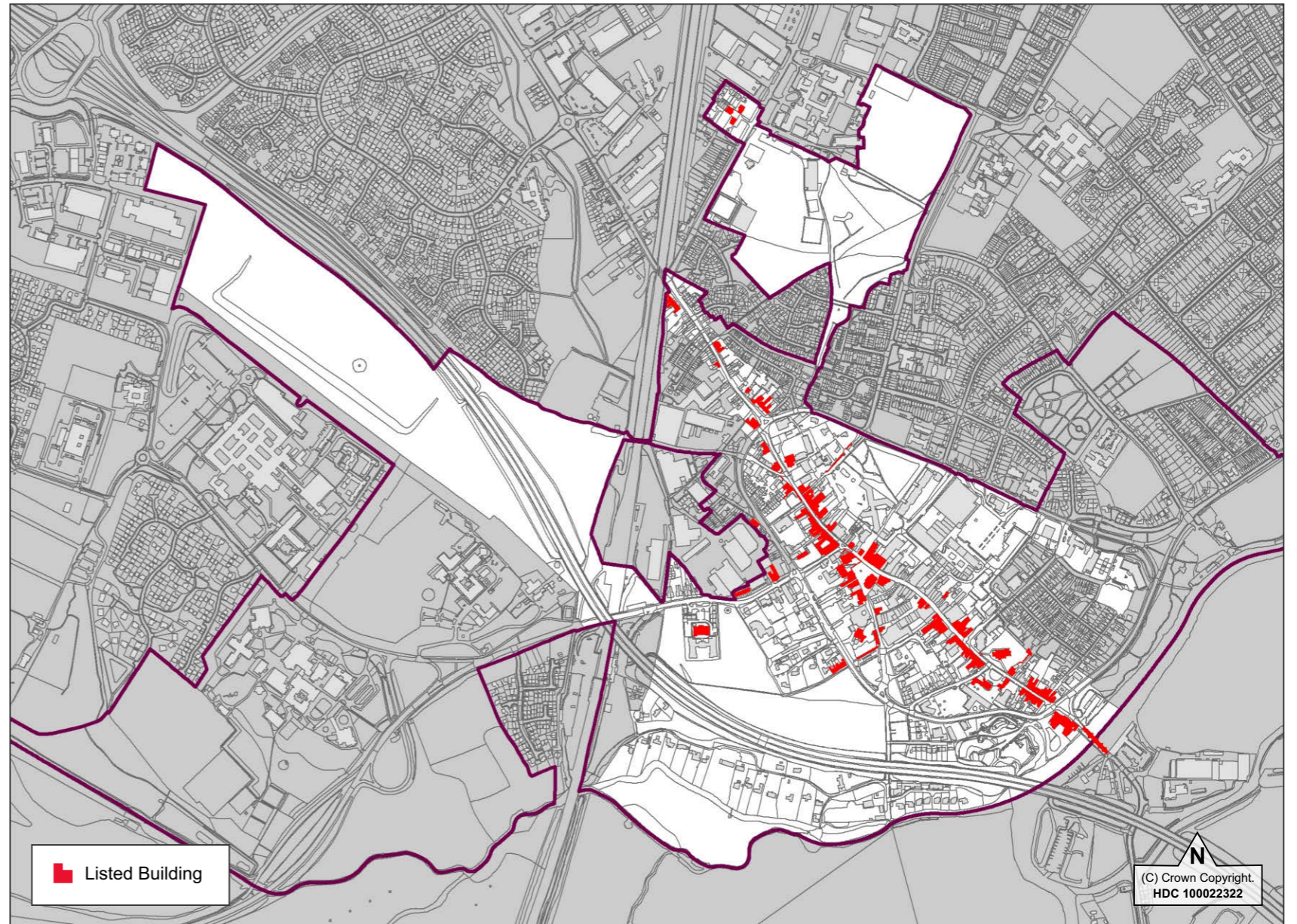
Although the street layout was formed during the course of the Middle Ages, few medieval buildings remain except behind later facades apart from the two parish churches and the Hospital of St. John and the Town Bridge. However, there are examples of buildings within the locality from the sixteenth century but seventeenth, eighteenth and nineteenth century buildings are in the majority. Please refer to Annex A for a further explanation and description of the building types mentioned here.

### High Street and Environs (neighbourhood 1.1)

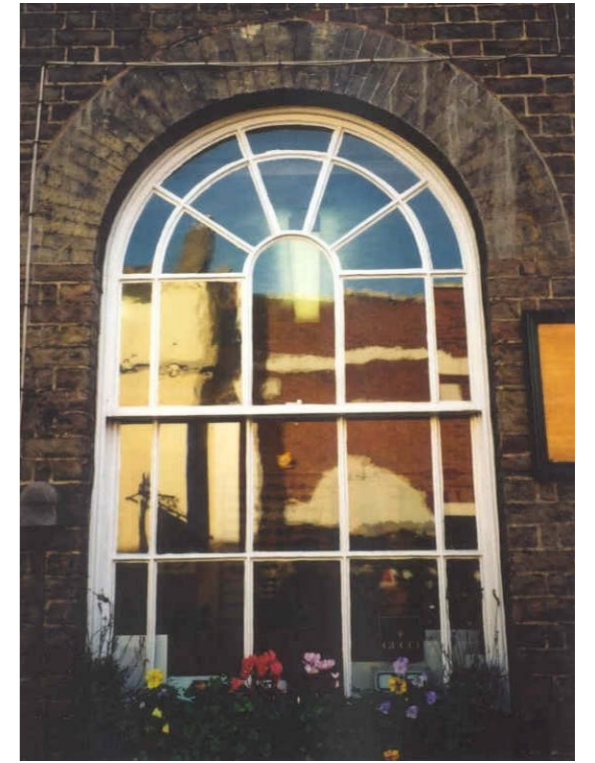
This neighbourhood contains the two Parish Church [T10a] and non-conformist chapels [T10b]. Also types T2; T3; T4; T6; T9A; and T 11a. Landmark buildings include Castle Hill House, the Literary and Scientific Institution, Walden house and the Falcon Inn.

### The Commons (neighbourhood 1.2)

There are a few buildings within the old boundaries or vicinities of the Commons, including the County Hospital and Gaol [T11a]. Otherwise they are mainly 20th century houses [T7b].



## 1d Huntingdon Medieval Settlement Building Details and Materials

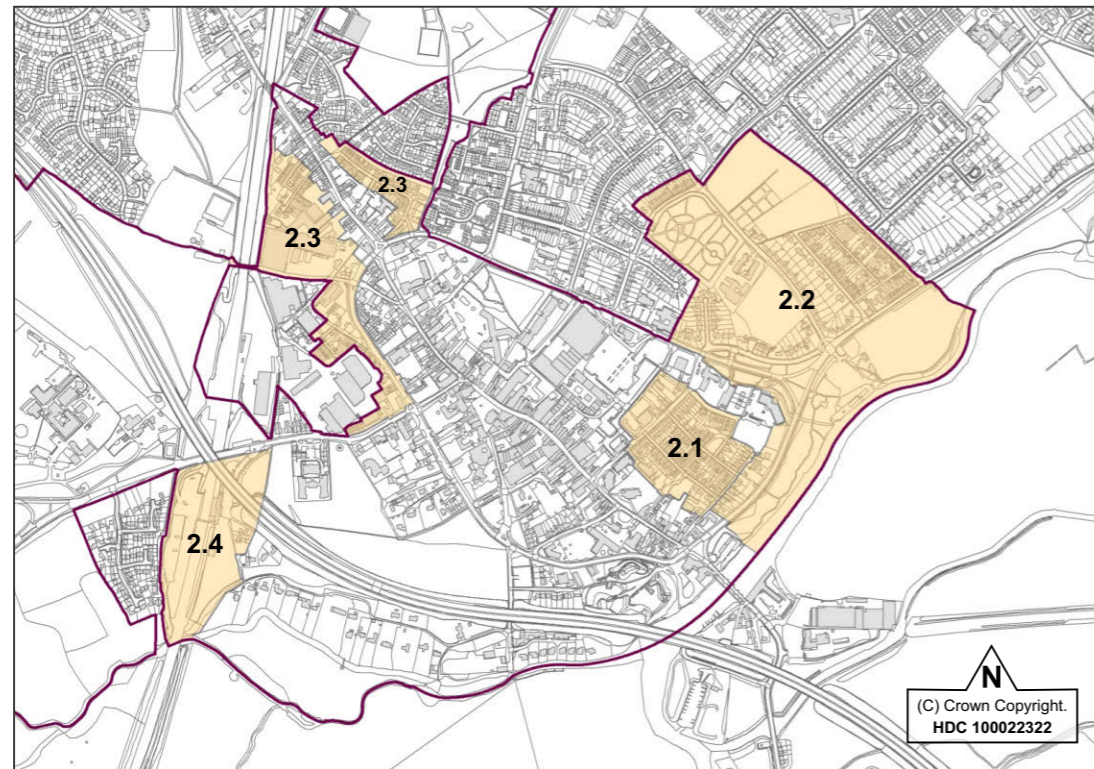


Building details reflect the variety of styles, although some earlier buildings were modified at various times to reflect changing tastes. Many windows are now of the sash type that became popular from the 18th century onwards, even though in older buildings the original windows may have been casements. Doorways may be quite elaborate. Many shops have their original fronts, but comparatively few are well presented.

The majority of facades in the medieval heart of Huntingdon date from the 17th, 18th or 19th centuries and the building details and materials reflect this. There is a predominance of buff and red brick, although render is also common, particularly on the buildings of humbler origin. There are some high status buildings that have some fine tuck pointing, rarely seen in modern buildings.

Grain	Plot	Visual quality	Summary
<b>Neighbourhood streets: High Street (and associated lanes and passageways)</b>			
 <p>Closely grained structure to the built environment along both sides of the High Street, with its associated associated passages. Typical medieval burgage structure although in Huntingdon the curtilages tend to be relatively short which allows for a less closely grained development beyond.</p>	 <p>The building line is straight onto the back of pavement and follows the alignment of the streets. The plots are generally narrow and long, typically with courtyards behind. Many of the burgages originally backed onto the town closes that have been developed subsequently in a more spacious manner.</p>	 <p>The High Street has over the ages developed a number of curves and reverse curves following realignments to accommodate changes in the placing of the river crossing. This has created an intricate and interesting series of views along its length. Building heights vary with two or three story buildings being common. Building materials also vary widely. Buff and red brick, or painted render with a predominance of plain tiles or slate roofs. Some recent buildings have flat roofs that do not work well in this context. Otherwise a typical shopping street with a number of good shop-fronts.</p>	<p>The High Street was the core of the medieval town and probably of the earlier Roman occupation (although there was not a town on this site prior to the English Settlement). Variations in the alignment of the High Street produce an exceptionally interesting range of vistas with individual buildings often seen from a number of viewpoints.</p> <p>There is a mix of architectural styles with street facades from the seventeenth, eighteenth, nineteenth and twentieth centuries. Later facades however, are frequently of inappropriate materials that should be redone if the opportunity arises. Generally speaking buildings are of two to three storeys. This gives a general uniformity with interesting variations in eave height. However, many late twentieth century buildings have flat roofs which gives them an unfinished look in the context of the street. Future developments should make better use of the right vernacular materials.</p>
<b>Neighbourhood streets: Market Hill; Princes Street; George Street</b>			
 <p>The grain is more varied in this part of the town. It is closely textured around Market Hill, following the medieval burgage pattern. West of Princes Street it becomes more open grained with later more rectilinear curtilages</p>	 <p>Plot size and shape is not uniform in this part of the town. On the long sides of Market Hill they follow the typical medieval pattern being long and narrow with the short side of the curtilage onto the street. The curtilage of the Court Hall is completely filled by the buildings itself. Behind are the sites of medieval tenements without backlands. At the apex of the triangular market place is All Saints church set within a small graveyard. Plots along Princes Street are more rectangular and typically have buildings set back from the street to the west.</p>	 <p>Market Hill is an intimate urban space dominated by its two principal buildings, the Town Hall and All Saints parish church, the stonework of the latter contrasting strongly with the mellow red brick of the former. The other buildings are predominantly grand town houses with various dates from the sixteenth century onwards. The incline on which it is built gives the whole an unusual feel for Huntingdonshire.</p> <p>Princes Street runs south from Market Hill and once gave out onto the Common. Its eastern edge clearly follows the eastern edge of the medieval settlement. The more spacious curtilages, and the large buildings set within them still retain the semi-rural, leafy aspect of their origins.</p>	<p>This is a complex space at an important nodal point in the town's historic morphology. It is thought that the four Domesday wards met at the crossroads formed by where the High Street met George Street and St. Germaine's Lane. This might account for the rather unlikely location of the town's market place, set as it is on the most uneven location in Huntingdon.</p> <p>Other than All Saints, the predominant building materials are local gault brick, soft red brick or painted render. What were originally grand town houses on the east side have been converted into shops, but in most cases the shop fronts rather detract from the architectural integrity of the square.</p> <p>Recent development behind the buildings on the west side have truncated the curtilages and destroyed the urban grain at this point, which is to be regretted.</p>

**Huntingdon Medieval Settlement Locality Map**



**Victoria Square and Environs (neighbourhood 2.1)**

This neighbourhood includes Victoria Square and Ouse Walk; Hartford Street (part); Ingram Street; Euston Street; Montagu Road; Wood Street; Temple Close; The Bow.

This is a compact residential development that was started in the late nineteenth century and was eventually completed in the early twentieth century. The oldest part of the development is between Wood Street and Ingram Street, **A**, with the rest of the site being built up over the ensuing thirty years (mostly with the loss of nursery gardens). Whilst it was not unusual at this period for such developments to proceed slowly the result was typically eclectic. However, the Victoria Square development has integrity of design that is admirable and which sets it apart from the norm.

Based on an asymmetrical grid it directs access towards Victoria Square without losing its connectivity with the main thoroughfares of Hartford Road and the High Street. Its character is of a domestic haven away from the bustle of the town, and the scale of the houses and the uniformity of building material enhance this **C**. It is uniformly back of pavement development or very small front gardens **D**. The variety of design and detail within the overall form is admirable and prevents the space from becoming monotonous.

Victoria Square itself is a welcome green space and its informal shape gives it the quality of an urban village **E**. There are intersecting sightlines into and out of the central space that gives connectivity to the sense of place. It is only on the periphery (for example in the vicinity of Brook House) that the integrity of design breaks down. To the south-west the transition from the High Street curtilages and St. Mary's churchyard is well managed **F**.

**Key to Symbols**

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A. Wood Street



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C1. Euston Street



C2. Euston Street



D1. Ouse Walk



D2. Ingran Street



E. Victoria Square



## 2a Huntingdon Post Medieval Settlement Character Analysis





















### Newtown and The Priory Area (neighbourhood 2.2)

This neighbourhood includes Hartford Road (part); Tennis Court Avenue; Riverside; Primrose Lane; Priory Road (part); East Street; West Street; North Street; South Street; Cross Street.

Newtown is a significant landmark in the Victorian expansion of the town. It was the first out of town development and on the OS map of 1887 it is situated in open farmland. The various allotments and the Town Cemetery to the north and east and the Riverside Park (which it overlooks) have preserved a degree of openness around the development to this day. The frontage along Hartford Road is quite grand and contains some original shop-fronts **G**. In the main, the houses are of the cottage type with narrow fronts and long plots set within a strict grid **H**. There is a rendered and painted public house and the Catholic Church (1882) adds variety to the built environment **I**.

The land between Newtown and Primrose Lane was developed for Council housing during the 1920's **J**. This is an excellent example of the kind of low-density public housing being constructed at that time, which demonstrates how well local government responded to community housing needs. Primrose Lane has, perhaps against the odds, retained its openness largely because of the allotments and the Cemetery that border it **K**. The allotments themselves are a historic land use of considerable importance to the social history of the town as well as contributing to the visual appearance of the locality. The Cemetery was laid out during the nineteenth century as part of the drive towards improved public health that was of such concern to the Victorians **L**. It is on the site of the medieval priory of St. Mary's (of which, regrettably, nothing now remains above ground).

The Hartford Road links this part of the town with the Victoria Square development and the High Street. The original alignment of the Hartford Road was quite meandering but this is now somewhat obscured by the imposition of the ring road. However it is still possible to perceive something of its original charm from the open land along Barrack's Brook (previously known as Balm Brook) **M**, and the houses that mark the line of the old road **N**. Tennis Court Avenue is an example of the rather charming housing that was being build around the historic core of Huntingdon up until about the 1950's **O**.

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G. Hartford Road



H. East Street



I. Public House and Catholic Church



J. Primrose Lane



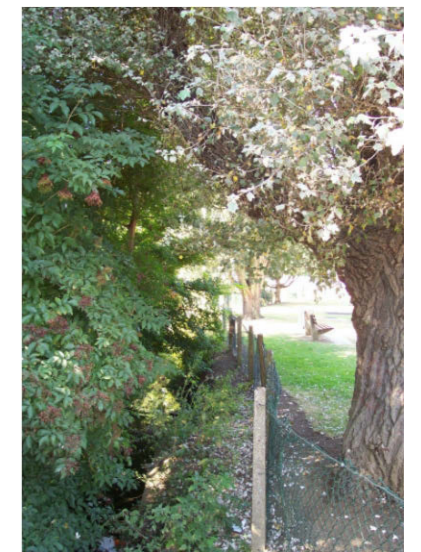
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K. Allotments



L. Primrose Lane Cemetery



M. Barrack's Brook

## 2a Huntingdon Post Medieval Settlement Character Analysis

### Great Northern Street (neighbourhood 2.3a) and Sayer Street, St. John's Street (neighbourhood 2.3b)

This neighbourhood includes Great Northern Street; Merritt Street; Sayer Street; St. John's Street; Ferrars Road (part); George Street (part).

Although Ermine Street north of the High Street was part of the late medieval town it was not closely developed until the nineteenth century when the areas on either side of it were also drawn into the built area of the town. In the past Barrack's Brook crossed over the road where Ermine Street meets the High Street. This was known as Balmhole and the crossing caused a slight misalignment between the two thoroughfares. There are some fine nineteenth century terraces along Ermine Street **P**.

Great Northern Street **Q**, Merritt Street and Sayer Street are humbler developments of great charm, particularly Great Northern Street. A number of garages and workshops were established here during the course of the nineteenth and early twentieth centuries and, no doubt, these streets provided the accommodation for those employed in them. A few of the older industrial buildings between Ermine Street and the railway line still exist and these should be preserved, not only because of their historic interest but also for their scale which relates well to the area **V**.





















Ferrars Road, as mentioned above, is the main access route to Views Common from the town centre and needs improvement and enhanced access across the ring road. The original alignment of St. John's Street has also been disturbed by the ring road in this vicinity, however a short stretch still exists in its original form and could be enhanced **W**. George Street forms the southern boundary of this locality, although it is also integral to the development along the northern boundary of Mill Common. As the main thoroughfare out to Hinchingsbrooke and Brampton it became a prime site in the expansion of Huntingdon and the new St. John's Church, the Almshouses, and the former County Hospital were all sited here **U**. Along this comparatively short stretch of road there are a wide variety of building types and uses. Later twentieth century industrial premises has partly compromised the integrity of the street scene, although the mature planting and proximity of the Common still gives it a semi-rural feel.

### Railway Station and Environs (neighbourhood 2.4)

This neighbourhood includes the Railway Station and associated yards and cottages.

The coming of the railways to Huntingdon in the 1830's was important for the economy of the town. The Great Northern Railway line created both a visual and physical barrier between the town centre and its western environs (in particular Views Common and Hinchingsbrooke Park). However, the impact of both the Great Northern and the line from Cambridge and St. Ives was most acutely seen in the area of Mill Common.

Land was taken for the station buildings and sidings for the main line to the north, and the line from St. Ives divided the Common so that the town centre became isolated from the Alconbury Brook. The railway was, however, less intrusive than the A14, which largely follows the same route today. Relicts from the railway era are still apparent, not only in the listed station buildings **X**, but also in the cottages **Y** and old railway bed in its vicinity **Z**.

Quick key to the symbols used on the analysis plans							
	Urban space		Glimpse		Landmark building		Spatial orientation
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P. Ermine Street



U. George Street



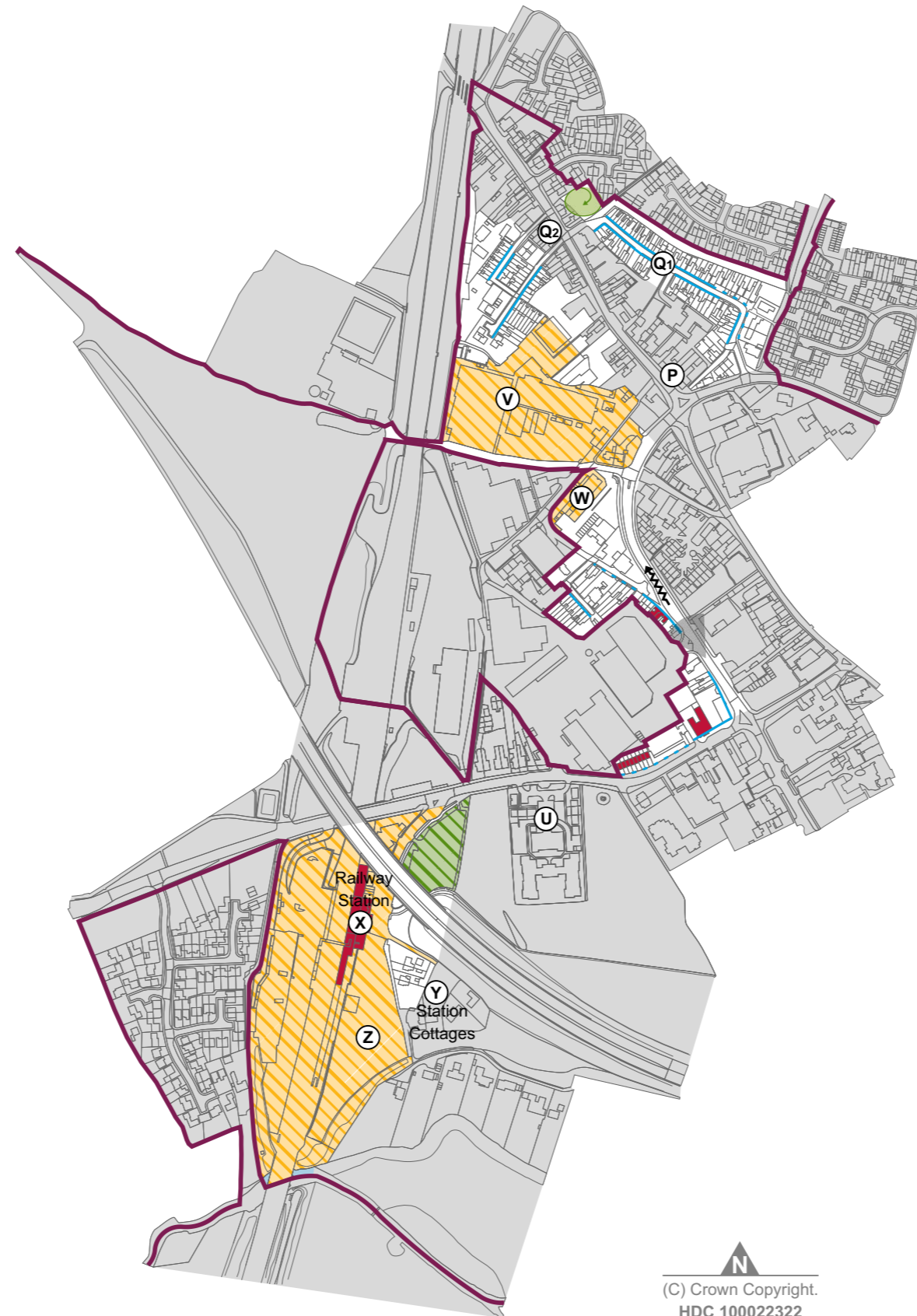
U. George Street



Q1. Great Northern Street



Q2. Merritt Street



W. St John's Street

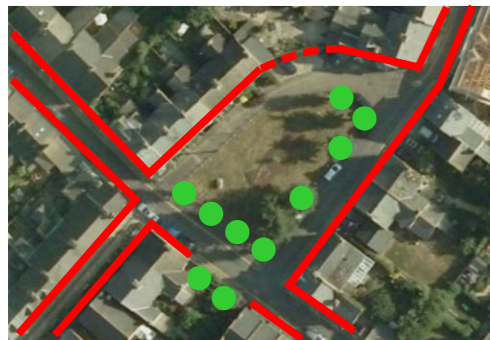


X. Railway Station

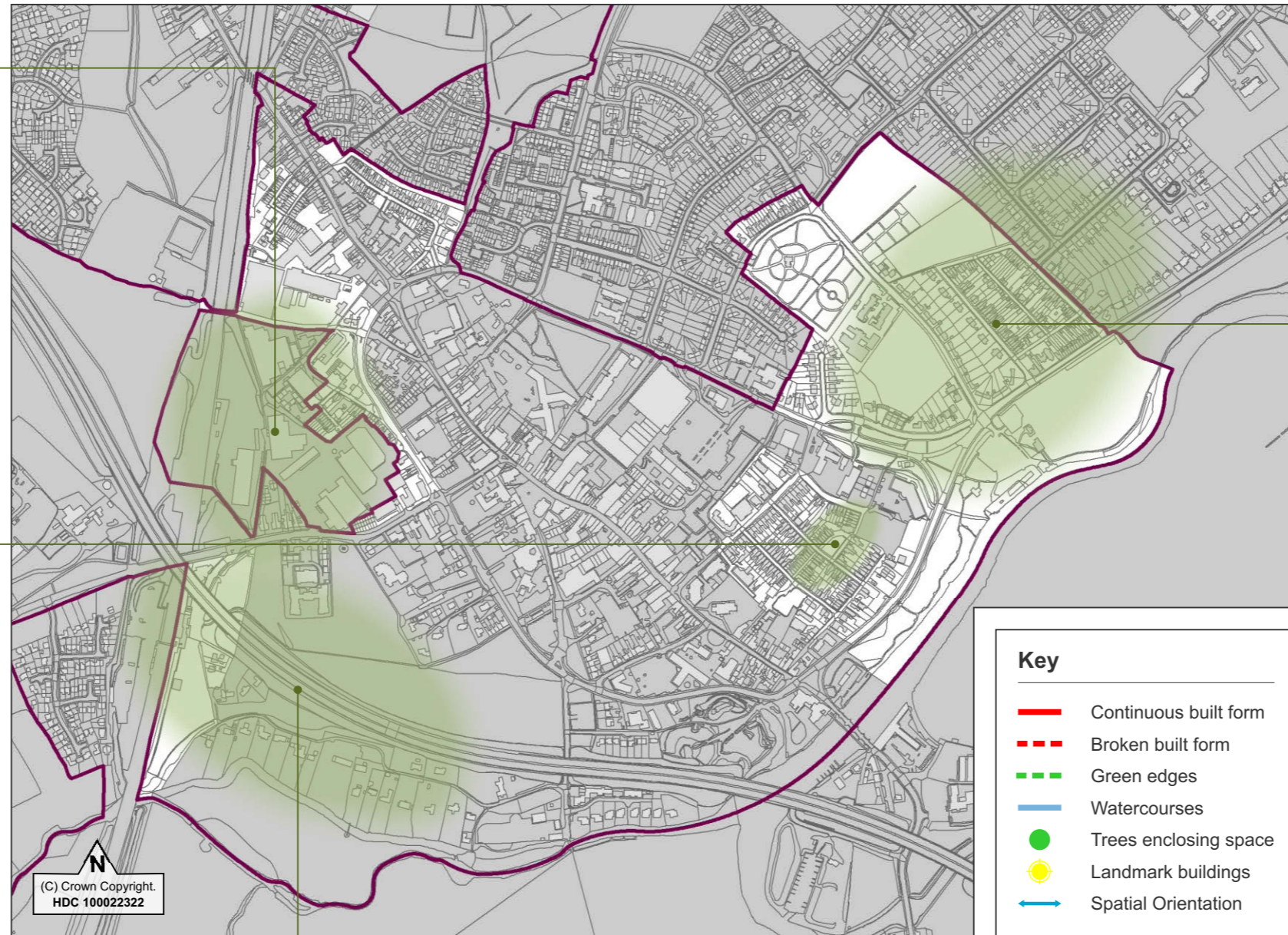
## 2b Huntingdon Post Medieval Settlement Spatial Analysis



The St. John's Street area has been badly affected by the insertion of the ring road and recent redevelopment of the traditional industrial quarter of Huntingdon. However, it is still possible to discern the original street pattern based upon George Street, Ferrars Road and St. John Street itself. Many of the older buildings are still in place and provide continuity with the original visual nature of the locality. This was an important transitional zone close to the urban core and with imaginative regeneration could be vastly improved.



Victoria Square is a small, enclosed green space within this part of Huntingdon. It is an important space within an otherwise densely developed quarter of the town.



The Priors - Newtown area is still a largely open locality, but one of complex spatial quality. It forms a very distinctive settlement edge to the east of the town well illustrated in this aerial view. This openness continues along the riverside where the open land visually connects the Hartford Road to the river. The broad spatial divisions preserve the boundaries set out when this area was first enclosed. The diverse land-use (ranging from the designed landscape of the Cemetery, through the allotments to the various built environments) is of the essence.



The railway station and its environs is a purely 19th century space that preserves an interesting industrial relict landscape. The station building is listed and some of its associated cottages also exist. The goods yard that lies between the main line and the route of the dismantled line from St. Ives is now under used, but could be improved with imaginative development. This is an historically important space.

## 2c Huntingdon Post Medieval Settlement Building Type Analysis

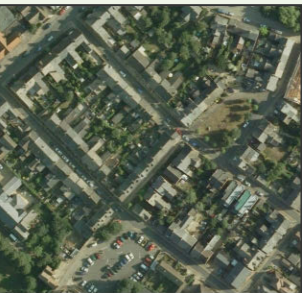





Within this locality there are few buildings earlier than the 19th century. The historic buildings are mainly separate from later 20th century developments that have been built on previously open land. Please refer to **Annex A** for a further explanation and description of the building types mentioned here.

There are still large open spaces in this neighbourhood now principally used for recreation grounds and allotments. Building types in the Victoria Square neighbourhood; The Priory Area, Newtown and their environs; Great Northern Street, Sayer Street, and St. John's Street chiefly comprise 19th and 20th century housing in various styles [T3; T4; T7a; T7b]. Railway Station is an example of a 19th century industrial type building [T9a].








Development out from Huntingdon's historic centre into the post enclosure landscape did not take place until later in the nineteenth century and some key areas were not developed until the opening years of the twentieth century. Buildings of all types were typically built in gault bricks (of varying quality) and domestic premises frequently had red brick trim to windows and doors. Windows could be sash or casement types and doorways tended to be less ornate than in the older parts of the town. Roofs were typically of slate. Public buildings were better built often with elaborate details.

Grain	Plot	Visual quality	Summary
Neighbourhood streets: Victoria Square and Ouse Walk; Hartford Street (part); Ingram Street; Euston Street; Montagu Road; Wood Street; Temple Close; The Bow.			
 <p data-bbox="172 730 691 793">A very close grained urban development set within a distorted grid pattern.</p>	 <p data-bbox="839 730 1418 825">Small rectangular plots running back from the street. Buildings placed at the front of each plot straight onto the pavement.</p>	 <p data-bbox="1513 730 2116 972">The regular street pattern and the similar design of the houses in this residential area creates a pleasing uniformity. The ubiquitous use of local gault brick and slate emphasises the architectural integrity of the design, despite the extended period of its construction. A subtle variation in detail between the buildings in the component streets creates interest. Victoria Square and the render of the pub create an oasis of interest.</p>	<p data-bbox="2181 436 2789 615">This high-density late Victorian and Edwardian development shows what can be achieved even in areas of low cost housing (which these now very desirable houses were when built). Its success relies on proportion, choice of the appropriate vernacular building materials, making the layout conform to the lie of the land and sensitivity of detail.</p> <p data-bbox="2181 646 2789 793">Because the development is relatively modest it fits well into this part of the town. It is connected to the urban core by the incorporation of Hartford Street and its subordination to St Mary's church and graveyard creates a natural urban progression in relation to the High Street.</p>
Neighbourhood streets: East Street; West Street; North Street; South Street; Cross Street; Hartford Road (part).			
 <p data-bbox="172 1381 750 1444">Close grained late Victorian development on a regular grid pattern.</p>	 <p data-bbox="839 1381 1454 1539">Long and narrow rectangular plots with the short side to the street. Some interspersed with small rectangular plots where original plots have been truncated and amalgamated. Buildings placed at pavement edge or with small front gardens.</p>	 <p data-bbox="1513 1381 2116 1591">The grand terrace along Hartford Road (the public image of Newtown) is of a higher architectural order than the rest of the development. This formal terrace also contrasts with the Church and the pub. The regular pattern of the road layout is visually at variance with the more informal placing of buildings within it. This adds interest and variety. Building materials display a narrow colour palette.</p>	<p data-bbox="2181 1087 2789 1591">This is an unusual development for Huntingdonshire in that it did not, when built (c. 1880), attempt to link to the existing townscape. The main architectural effort was on Hartford Road with a two and a half to three storey terrace of rather narrow houses and shops. The regularity of this terrace also contrasts with the Catholic Church and the public house along the same frontage. This group of buildings creates a powerful hierarchical order within the development. The grid of streets behind were laid out ready for speculative development on the narrow plots in which the land was parcelled out. The grid was formed into a parallelogram to conform to the shape of the original field - the only concession to the terrain. Cross Street and South Street were designed originally as service roads, but Cross Street has, by the imaginative manipulation of plots, achieved its own frontages. The allotments to the north are a significant setting to the development and should not be built upon.</p>



Grain	Plot	Visual quality	Summary
<p>Neighbourhood streets: includes Hartford Road (part); Tennis Court Avenue; Riverside; Primrose Lane; Priory Road (part)</p>			
 <p>The grain of this part of town is open and dispersed with large open spaces such as the allotments or cemetery.</p>	 <p>Plots vary in shape but tend to be shorter and more rectangular.</p>	 <p>Housing in this area is predominantly mid-twentieth century, mainly semi-detached and setback in the plot (the terrace opposite the Cemetery in Priory Road is an exception). The Council built housing in the Primrose Lane area is a good example of contemporary vernacular cottage design with gault brick under slate roofs. The houses in the Hartford Road opposite Barrack Brook make use of red brick and tile. Hedges and trees and large areas of open land give this area a semi-rural feel.</p>	<p>This area is a mosaic of land use patterns and is the result of partial development of what was until fairly recently a classic enclosed landscape. This survival of open land interspersed with small housing developments is a rarity and the high incidence of allotments should be protected against any future large-scale building schemes. This open grained area provides a visual indication of settlement edge to the town to the east that should be respected.</p> <p>The Town Cemetery is a delightful designed landscape in its own right and its lodge and chapels are important local buildings. The late Victorian/Edwardian terrace opposite the main gate makes an appropriate setting along Priory Road. The old maternity hospital to the south of the Cemetery is the other major structure in the locality and works well in its setting.</p>
<p>Neighbourhood streets: Great Northern Street; Merritt Street; Sayer Street; St. John's Street; Ferrars Road (part); George Street (part)</p>			
 <p>A closely grained area on either side of Ermine Street.</p>	 <p>Typically in this locality plots are small and narrow with buildings placed either up against the pavement or set back a little.</p>	 <p>This is a locality of workers cottages, small town houses and one or two larger properties and occasional workshop or builder's yard cheek by jowl. The variety of building types is given an architectural unity through the almost universal use of gault brick and slate and by good use of scale.</p>	<p>This is an interesting and complex area that gives a rich urban texture to this part of Huntingdon. The whole locality is structured around Ermine Street and is predominantly nineteenth century (despite Ermine Street itself being part of the medieval core, only very little evidence of this survives visually to the present day).</p> <p>Montagu House and the terrace opposite are now isolated from the High Street area to which they really belong by the ring road. The former has also lost its grounds, which previously formed the southern edge of this locality. Otherwise Ermine Street as far as the railway bridge has some interesting buildings, particularly the fine, if eccentric, terrace by the junction with St Peter's Street. To the east of Ermine Street there was just enough land for Great Northern Street before the Common. To the west the line of the railway allowed the construction of some short terraces and a few workshops.</p>



**Hinchingsbrooke House**

Hinchingsbrooke House was built in the sixteenth century on the site of a medieval Benedictine convent and was added to on various subsequent occasions. It was the home of the Cromwell family, and subsequently of the Montagus, who became the Earls of Sandwich after the Restoration. The tenth Earl sold the estate to Huntingdonshire County Council in 1962. Today the house is a school and modern buildings and playing fields occupy large areas of the grounds although, as we shall show, many elements of historical significance remain. The north eastern sections of the former park, however, isolated from the house by a modern road, are less well preserved. This area is now occupied by Hinchingsbrooke Hospital, and the Police Headquarters and associated playing fields.

Today the best-preserved part of the Hinchingsbrooke landscape is unquestionably the former pleasure grounds and garden immediately beside the house, together with the Rose Garden, Yew Garden and, in particular, the Terrace Walk. The value of the latter is immensely increased by the fact that the area of parkland beyond the Brampton Road, leading down to the stream and river, has escaped development and retains some ornamental planting, which, in spite of the busy road, still gives a fine view.

This 'core' of the historic landscape is of more than local importance. The planting and 'hard landscaping', especially the Terrace Walk, are of regional if not of national importance, and it is surprising that the gardens did not find a place on English Heritage's Register of Parks and Gardens of Special Historic Interest. Although much of the landscape in the designed 'core', near the house, survives in good condition – especially the magnificent Terrace Walk - it is regrettable that the surviving stretch of eighteenth century wall along the south eastern boundary of the Pleasure Ground is now so badly decayed. Its restoration should be made a major priority.

Beyond the designed 'core' the survival of the historic landscape is much more patchy. There are numerous items and features of interest, for example the belts, lake, fragments of residual planting, areas of ridge and furrow, remains of the nineteenth century entrance, even the remains of the Japanese Garden and the kitchen garden walls. Although divorced, for the most part, from the historic core of survival close to the house, these fragments lend considerable character to the local landscape and need to be valued and sympathetically managed. In this context, particular attention should perhaps be drawn to the striking area of ridge and furrow on Views Common, and to the north eastern belt, which now serves an important function as a screen to the hospital buildings.

The Hinchingsbrooke landscape may survive in truncated form, but the 'core' area of preservation, including the open land between the Brampton Road and the stream/river, remains attractive and historically important, not least as providing a fitting setting for the house itself. Every effort should be made to ensure its conservation and, where appropriate, restoration, as one of the most important historic elements in the landscape of Huntingdon.



Hinchingsbrooke House from a print of 1730

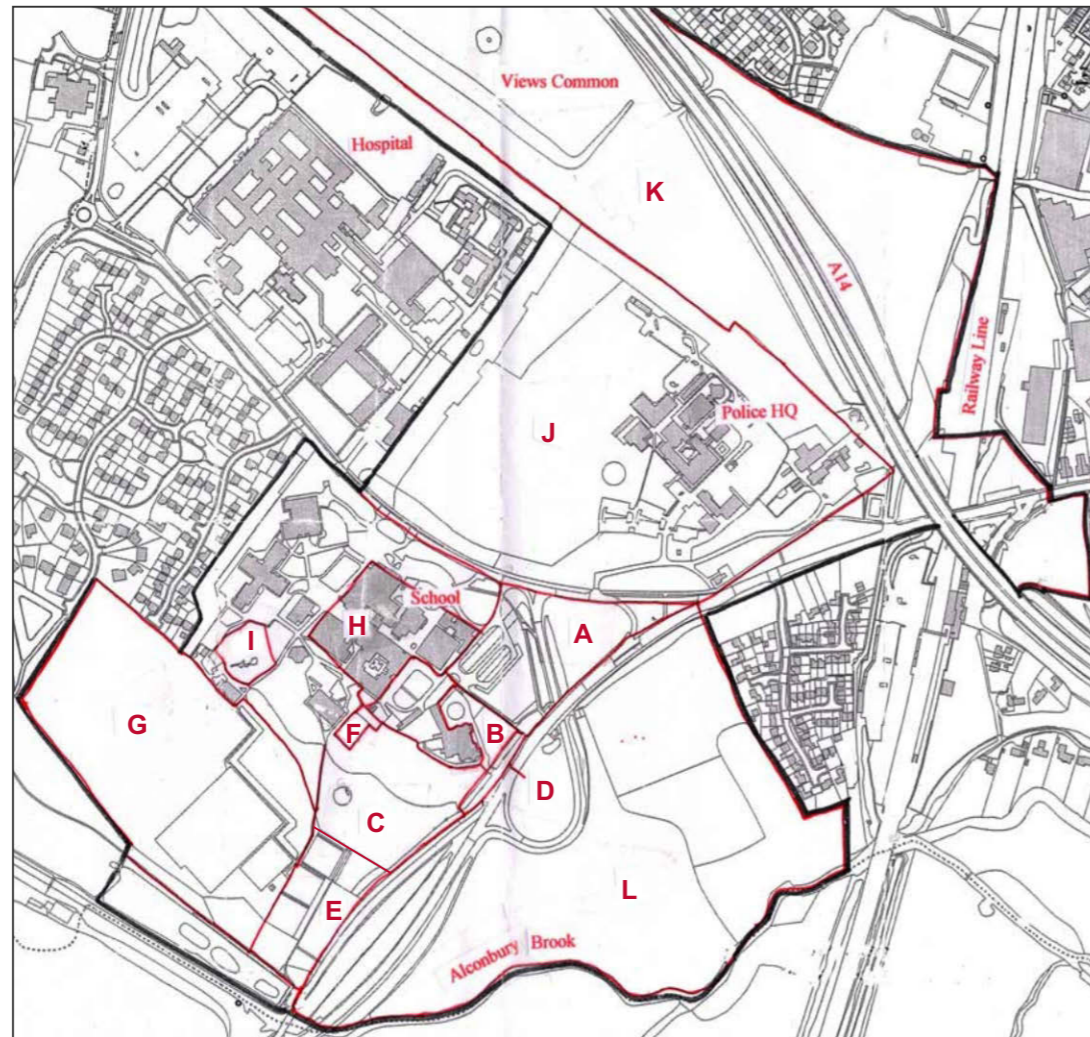


Plan of Hinchingsbrooke House and Pleasure Grounds 1757



Today

**Figure 1.** History and current condition of the principal landscape areas



**History and current condition of the principal landscape areas [see Figure 1]**

**Entrance Area/Car Park ('A' on Figure 1).**

The basic layout of drives, and perhaps paths, is of nineteenth-century date but the most prominent feature, the lime avenue, is less than a century old. The overall coherence of the approach has been destroyed by the creation of the slip road and, to a lesser extent, the use of the area for car parking.

**East Garden and Entrance Court ('B' on Figure 1).**

Although little early planting survives in these areas, the layout of paths and walls is of nineteenth-century or earlier date. Secluded from the car park, and from the modern school buildings, and adjoining the well-preserved pleasure grounds to the south, they form an important component of the historic designed landscape.

**Pleasure Grounds ('C' on Figure 1).**

The pleasure ground is one of the most visually attractive and best-preserved areas of the Hinchingsbrooke grounds. It contains a fine range of trees, some of considerable antiquity, and provides an excellent setting for the south front of the house itself. Some replanting has taken place in recent years but greater care should perhaps be taken to perpetuate the historic mixture of species present in the area.

**The Terrace Walk (Area D on Figure 1).**

As already noted, the Terrace Walk is the most important feature of the Hinchingsbrooke grounds, and one of the more important survivals of seventeenth century formal landscaping in England.

**The Wilderness ('E' on Figure 1).**

The wilderness/woodland garden is an important area of the Hinchingsbrooke landscape but is generally in poor condition and poses some problems of interpretation. It was probably first planted as a formal wilderness in the late seventeenth century. It subsequently became an open grove, incorporated in the parkland, although still directly accessed from the pleasure grounds. It was partially enclosed from the park again by the late nineteenth century and evidently formed a woodland garden. Further changes, including the construction of the various flights of steps, the most northerly of the tennis courts, and (in all probability) the earthwork terraces occurred in the early twentieth century. The planting is generally in a poor condition. Some remnants of later nineteenth and twentieth-century planting remain but nothing survives from the seventeenth or eighteenth centuries. There is some potential for restoration, but this is limited by the existence of the tennis courts.

**The Rose Garden/Italian Garden and the Yew Garden ('F' on Figure 1).**

The Rose Garden and the Yew Garden survive in remarkably good condition although the box hedging in the former is in need of some attention. These are perhaps the best-preserved features of the Hinchingsbrooke grounds, and good examples of a late nineteenth/early twentieth century enclosed flower gardens.

**The Former Park (Area 'G' on Figure 1).**

The main area of ornamental parkland survives in very degraded condition, virtually unrecognisable as parkland. The south belt, however, remains intact, with a reasonable number of original (nineteenth-century) trees, and forms a major element in the local landscape.

**The Kitchen Garden (Area 'H' on Figure 1).**

The remains of the kitchen garden are very fragmentary and limited to the boundary walls and perimeter screens. The three walls, all displaying significant differences in construction, make interesting elements in an otherwise modern landscape but the garden as a whole has effectively vanished and makes no real contribution to the Hinchingsbrooke landscape.

### The Japanese Garden ('I' on Figure 1).

While it could not be said that the Japanese garden survives in good condition, this is an intriguing collection of remains, and also interesting as an adaptation of an earlier, probably medieval, earthwork.

### The Former Home Farm/Outer park ('J' on Figure 1).

The northern section of the area described as 'Hinchingsbrooke Park' on the 1885 25" and subsequent OS maps, and lying within the perimeter belt, was (as already noted) not quite parkland in the normal sense of the word. It was partly subdivided by fences and had a farm - the estate's home farm - in its northern corner.

### Views Common ('K' on Figure 1: see Medieval Settlement, page 17).

### The Area to the South East of the Brampton Road ('L' on Figure 1).

The view from the Terrace Walk has always formed a key element in the design of the grounds at Hinchingsbrooke. Although we have no evidence that the land below the terrace was planted up in an ornamental fashion before the nineteenth century, the view was clearly appreciated in all periods and, indeed, the terrace itself makes little sense without it. By 1900 the field boundaries had been removed from the area, and it was evidently considered an extension of the park. Some ornamental planting still remains here, as does the woodland belt on the eastern edge of the area. It is fortunate that, so far, the fields in this direction have escaped development.

Figure 2. The Outer Park and Views Common



### The Outer Park and Views Common (red letters on Figure 2 refer to areas or features described in the text).

The 'outer park' has long ceased to be associated with Hinchingsbrooke House and is now separated from its immediate grounds by the modern road giving access to Hinchingsbrooke Hospital. The north western section of the area is now occupied by the hospital and little, if anything, remains of the historic landscape. The south eastern section (the line of division following that of a field boundary shown on both the 1757 and 1885 maps) is now occupied by the police headquarters, and here more survives. Much of the area is now playing fields, or forms an open, semi-ornamental approach to the police offices. In addition, most of the old perimeter belt, running along the north eastern boundary of the park, still survives.

### The Perimeter Belt ('a' – 'd' on Figure 2).

The belt was originally planted at some point between c.1809 and 1835, but it unclear which of the surviving trees date back to this time. Today, the belt forms an important element in the local landscape, not least because it serves to screen, at least in part, the hospital and the police headquarters from the open ground to the north. It contains some fine trees, and has benefited from some recent replanting, but its future management requires more careful thought and, in particular, attention should be given to the need to perpetuate its historic composition by planting horse chestnuts, which were evidently a prominent element in the original planting.

### The Sports Field ('g' on Figure 2).

The ridge and furrow is of some archaeological importance in a county in which this form of earthwork has become rare over recent decades. The two veteran oaks are also of some importance, in biological as much as historical terms.

### The Area to South and East of the Police Headquarters ('h', 'i' and 'j' on Figure 2).

The small brick cottage called the old lodge on the map of 1885 survives. To the east of this are the remains of an old shelter belt ('h' & 'i') and to the west the old drive ('j') now largely overgrown.

The remains of the belt and the drive are now effectively divorced from the main 'core' of the designed landscape at Hinchingsbrooke, but are interesting relics of the historic landscape and those responsible for managing the area should be alerted to their significance.

### The Woodland Bordering the Hospital Road ('k' on Figure 2).

The tall conifers surviving from the nineteenth-century planting still have a major impact on the landscape lying north of the school. The grounds of the Police HQ contain a number of features of interest, islands of survival in an otherwise modern landscape. The perimeter belts, veteran trees, ridge and furrow, and remains of the old drive are worthy of preservation in their own right, and should be managed with care, but they no longer, in any meaningful sense, form a part of the designed landscape of Hinchingsbrooke House.



C. Pleasure Grounds



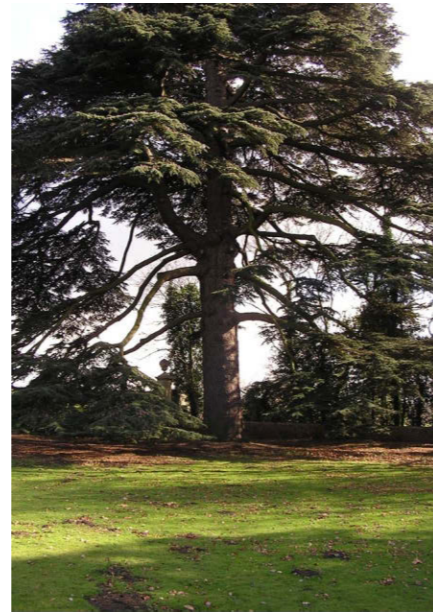
D. Terrace Walk



F. Rose Garden



E. The Wilderness



G. The former park



L. View from Terrace Walk



**Quick key to the symbols used on the analysis plans**

Urban space	Glimpse	Landmark building	Spatial orientation
Green space	Visual leak along building line	Listed building	Intrusion into the street scene
Corner building/s	Historic green space	Narrow urban space 'pinch point'	Back of pavement building line
Significant view	Other green space	Street requires enhancement	Building line set back
View stopped	Significant tree/s	Area requires enhancement	Scheduled Ancient Monument

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## 4.0 Opportunities for Future Enhancement

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National guidance on the constitution of Conservation Areas emphasises the important role that they can play in the enhancement of our historic built environment and landscape. Huntingdon's urban environment would benefit where future development is sensitive to the particular requirements of the historic components within the town.

Small-scale enhancement within the different localities and neighbourhoods involving elements such as street improvements are discussed above. However, it is worth re-stating the need for improvement to paving, street furniture and signage along most of the principal highways. Greater attention to local materials and form as well as the decluttering of signage is needed. Many shop fronts have lost much of their local character over the years and this trend could be reversed with imagination and effort. Similarly, the issue of parking ought to be addressed, balancing the needs of traders and their customers with environmental improvements.

Other documents are produced to help to maintain Huntingdon's Character within the Conservation Area:

**Urban Design Frameworks.** These are major sites in sensitive areas, usually involving complex development issues and often including land in multiple occupancy. These sites require development strategies if they are to reach their full potential. Failure in these areas would have a seriously negative impact on Huntingdon's historic environment.

**Development Briefs.** These look at sites that may become the subject of future applications for residential development. It is anticipated that plans for these sites would conform to the design code set out in this document.

**Negative or Neutral Areas.** Where negative or neutral areas are identified the judgement is made purely in terms of the character of the Conservation Area. Whilst in some cases such sites may be suffering from neglect as well, in many cases the buildings associated with these sites will be structurally sound or recently built.

**Enhancement Areas.** Some areas that retain a significant degree of their historic fabric and form have, none the less, suffered from an unnecessary amount of poor development decisions. These areas require a concerted effort if they are to be brought back to their full potential. In these cases owners and residents should be consulted with a view to formulating policies to effect positive change.

**Heritage and Tourism Areas.** These areas have been identified as ones of particular significance to visitors and those concerned with local heritage issues. Future treatment of these sites will need especial sensitivity.





## Annex A: Building Types

### T1a Medieval Timber Framed House

Medieval timber framed houses, frequently dating from the mid to late 16th Century. The type is often rendered, or faced in brickwork, and re-fenestrated in later periods, disguising its medieval origins. A small number of such structures survive in Huntingdon usual, behind later facades or render.

#### Key Characteristics

- Oak framing (often reused) infilled with wattle and daub and covered with lime plaster/render
- Two storeys, some with later dormer windows added to create attic rooms
- Picturesque roofs; with steep pitches, numerous gables and large, sometimes ornate, red brick chimneystacks. Roof coverings depend on location, but the predominant types include plain gault-clay tiles and thatch
- Overhanging eaves
- Frequently built with L and H plan forms, with additive ranges of outbuildings
- Jettying at ground and first floors, with bay-windows to some grander examples
- Originally, windows (mullioned, with leaded lights) were set within the framing, but these were generally replaced by timber sliding sashes or casements in later periods
- Medium to low density housing, depending on plot size
- Varied form and scale, but usually detached, built within settlement boundaries. Commonly associated with burgage plots, and frequently set at back of pavement creating a well defined street pattern.

### T1b Vernacular Cottages

Natural materials made from local geological deposits (for example, gault clays and limestone) together with reeds and straw from the nearby Fens and local farms, has generated the palette of traditional building materials for vernacular buildings. This, together with building techniques developed by the local population over many centuries, has created simple and charming vernacular cottages typically dating from the late 16th to 18th centuries.

#### Key Characteristics

- Long, low double-fronted single, 1.5 or 2 storey cottages
- Simple flat-fronted building form, generally eaves to the road
- Buff or rosy-buff brick or stone built, depending on location. Rendered and painted timber framing is common throughout the District
- Shallow plan depth with a simple steeply pitched roof and outbuildings

- Clay plain or pantiles, thatch or Collyweston-slate roof coverings, depending on location
- Eaves and gables are generally clipped close to the building, except for the deep overhangs found on thatched roofs
- Originally built with small, horizontally proportioned window openings with casement or horizontally sliding sash windows. Flat or segmental brick lintels
- Dormer windows are a common feature, with pitched, cat slide or eyebrow roofs, depending on material and location
- Panelled or ledged and braced doors, with some later simple timber porches or canopies
- Large brick chimneystacks were positioned first centrally and later at the gable ends
- Within settlements, cottages are generally terraced and set at the back of the pavement, creating well-defined streets and space.

#### Typical Local Variations

Long low houses built of rosy buff and dark buff brickwork. Roofs are typically thatch or Cambridgeshire mix plain tiles, with pantiles frequently found on outbuildings.

### T2 18th - Early 20th Century Town House

The Town House building type is found throughout the district; its adaptability to a wide range of scales, materials and uses creates the variety, and strong architectural cohesion of the historic centres of the towns and larger villages. This classically inspired style creates well-defined and elegant streets and public spaces.

During the 18th century it became fashionable to 'modernise' earlier vernacular houses, and it is common to find medieval buildings re-elevated behind Town House facades.

#### Key Characteristics

- Predominately terraced form, 2 to 3.5 storeys, generally double stacked with central gutter
- Flat fronted and symmetrical, 2-4 bays wide, vertically proportioned facades
- Vertically proportioned window openings, with flat brick or stone lintels, and timber vertical-sliding sash windows
- Roofscape minimised by the use of parapets, shallow and double pitched roofs with the eaves to road. Cambridgeshire peg tiles and slate are the most common roof coverings
- Stone detailing, often painted, including cills, stringcourses, architraves etc.
- Drive-through archways, gaining access to the rear are a common feature, especially in former coaching towns
- 6 and 4 panelled doors, with door-surrounds and glazed fanlights or door canopies

- The terraced form, often built at back of pavement creates a well-defined street frontage of urban character
- High-medium density, depending on the numbers of storeys, bays, and plot width. Generally built with additive ranges of outbuildings
- Originally built as dwellings, some with shops on the ground floor. The majority are now in commercial and office use.

#### Local Variations

The market towns of Huntingdonshire contain Town Houses in their historic centres. Built of warm soft red, darkbuff and pale buff brick depending on age. Roofs are typically gault-clay plain tiles, although slate is found on later properties.

### T3 18th - Early 20th Century Terraced House

The agricultural and industrial revolutions precipitated major growth of towns in the 18 and 19th centuries. Streets of small terraced houses were built on the edges of the historic towns throughout the district. The type is ubiquitous throughout the country. Although influenced by local materials the advent of the railways improved transportation and encouraged the use of non-local materials, especially mass-produced bricks and Welsh slate for roofs. The majority of terraced houses in the district are built at the back of pavement, however there are examples of a larger version of this type with small front gardens, which creates a wider, greener and more relaxed streetscape.

#### Key Characteristics

- Small, generally flat fronted houses; bay windows are a feature on larger examples
- Brick built, occasionally with contrasting brick detailing, such as string courses and door and window surrounds
- Vertically proportioned window openings, with flat and segmental brick arches, and stone cills •Vertical sliding sash windows and timber panelled doors, typically with glazed fanlights over
- Eaves and gables are generally undecorated and generally clipped close to the building
- Chimneystacks are usually positioned on the party wall
- Simple pitched roofs with slate roof covering
- High density terraced form, laid out in long straight streets, creating a distinctive urban character
- Parking on street

### T4 18th - Early 20th Century Villas and Semis

This building type is found in the larger villages and towns of the district, where it forms the wealthier 18-early 20th Century fringes to the historic centres. The classic simple

architecture of the Georgian period became increasingly eclectic and decorative during the Victorian and Edwardian eras. Although influenced by local building materials, improved transportation brought non-local materials, especially mass-produced bricks and Welsh slate.

The villa form became a popular antithesis to the narrow streets of small working-class housing erected during the Victorian and Edwardian periods. The semi-detached form, creating the illusion of detached villas, is also found in some locations.

#### Key Characteristics

- Medium to large brick-built, detached or semi-detached houses
- Decorative, contrasting brickwork stringcourses, eaves courses, lintels and window reveals
- Canted and square bay windows are a feature, often with stone mullions, now generally painted white
- Decorative stone detailing, including mullions, copings, padstones and plaques
- Vertical window openings with stone cills, flat and segmental brick lintels, and sliding sash windows
- Fairly low-pitched slate covered roofs, some with Italianate hipped roofs. Prominent brick stacks and chimneys
- Large houses are set in spacious grounds. Urban examples have small front gardens that create a greener, more suburban street character.

### T5 19th Century Picturesque

During the Victorian era it became fashionable for wealthy and philanthropic landowners to build housing and other facilities for their tenants, and the local community. The predominant style was based on a Gothicised version of the idealised 'English' cottage, often creating picturesque groups or even whole villages. Generally, materials were of local origin, excepting more decorative elements such as cast iron windows and ornate rainwater goods.

#### Key Characteristics

- Generally symmetrical but with intricate plan forms, layouts and elevations
- Architectural detailing used for decorative effect, such as buttresses, dentil courses, mouldings, bargeboards and stringcourses
- Picturesque rooflines, with tall decorated chimney stacks, numerous gables, finials and decorated ridge tiles
- Steep roof pitches, with slate or gault clay plain-tile roof coverings. Dormer windows are a feature on cottages
- Strongly mullioned windows often with decorative lattice-work glazing patterns

- Generally set back from the road with small front gardens and low walls to the front boundaries. Alms-houses often with courtyards defined by railings
- Originally built for a range of uses, including schools, estate offices, village halls, almshouses and estate workers cottages. The majority are now in residential use
- Medium to low density depending on use and plot size

#### **T6 17th - Early 20th Century Grand House**

The agricultural and industrial revolutions brought new wealth to the district, and many of the wealthy built themselves grand houses, based on the classically inspired stately homes of the aristocracy. Later Victorian examples are influenced by non-classical traditions, and are often less symmetrical displaying stylistic motifs such as gothic arches, round towers, tile hanging and decorative bargeboards. Designed to be seen, and to impress, they are often found on settlement edges throughout the district.

##### Key Characteristics

- Large, detached houses with symmetrical, wide-fronted facades, usually on expansive plots
- Georgian examples are wide-fronted, with tall floor to ceiling heights, creating an imposing scale
- Vertically proportioned window openings vertically aligned, frequently graduating in height up the façade, with flat-arch stone or 'red-rubber' brick lintels
- Timber vertical-sliding sash windows. Georgian examples generally follow 9, and 16 pane patterns. Victorian sliding sash windows incorporate larger pane sizes
- Roofscape views are minimised through the use of parapets and shallow double-pitched roofs, with the eaves to road. Mansard roofs are found on some examples
- Decorative dentil eaves courses or painted timber cornice eaves detail
- Brick or stone detailing, often painted, including cills, string courses, keystones and quoins
- 6 and 4 panelled doors, with decorative-glazed fanlights or door canopies
- The grand detached forms, usually set back from the road behind railings or walls, create a restful, stately and less urban character
- Frequently set in gardens, with dark evergreen planting, with a backdrop of mature trees

##### Local Variations

The form, detailing and proportions remain fairly constant throughout the district, but materials vary with location. In the Huntingdon area variations include warm soft red, dark or pale buff brickwork with gault-clay plain tiles or (later) slate.

#### **T7a Arts & Craft Influenced Housing**

The Arts and Craft Movement in the late 19th century, and the Garden Cities of the early 20th century exerted considerable influence on housing until the 1950s. This applied especially to social housing throughout the district, where estates of this housing type are found on the peripheries of the larger towns. 'The Garden City' cottage aesthetic, and the vision of a green and leafy arcadia became increasingly compromised through increased densities and mass production, but the architectural style and geometrical layouts still retain vestiges of the original influences.

The type is found throughout the country, and does not generally show regional variations.

##### Key Characteristics

- Geometric, regular layouts with crescents, cul de sacs, and orthogonal junctions
- Semi detached and short terraces of simple flat fronted properties
- Clipped privet hedge front boundaries, often with timber gates, and small front gardens
- Shallow pitched, double-hipped roofs, with slate or plain tiled roof coverings. Simple chimneys on ridgeline
- Originally, multi-paned painted timber casement windows, with soldier-course brick lintels
- Timber front doors with small canopies •Built of red mass-produced brickwork, frequently roughcast-rendered, and painted cream or pastel colours
- Simple stringcourses of soldier brickwork or render
- Semi detached form, hedges and grass verges to some streets, create a suburban character
- Parking generally on street

#### **T7b 1920's and Inter-war Suburbia**

The poor living conditions of the urban poor in the 19th century, and growing wealth and mobility resulted in the massive growth of suburbia in the 1920 and 30s. A few properties in the district retain influences of the 'Art Deco' of the 1920s. The Arts and Crafts movement also heavily influenced the architectural style of the period, using motifs such as timber framing, tile hanging, leaded lights and stained glass to invoke the idyll of the 'English Cottage'. This building type is found in small numbers throughout the district.

##### Key characteristics

- Simple rectangular semi-detached plan form
- Fairly rectilinear street pattern
- Shallow pitched, double-hipped roofs, with slate or plain tiled roof coverings. Chimneys generally on the ridgeline

- Originally painted metal, and later timber casement windows, some with latticed-lights or stained glass panels
- Mass-produced red brickwork and painted roughcast render
- Decorative gables with timber-framing effect, frequently painted black and white
- Double height bay windows, with rendered or tile-hung panel, are a defining characteristic of the type
- Recessed porches with tiled floors, and glazed front doors, often with stained glass panels
- Semi detached form, hedges and grass verges to some streets, create the archetypal 'suburban' character
- Medium-low density
- Parking off street, generally between properties

#### **T8 Agricultural Buildings**

This building type is found dispersed throughout the rural areas of the district, but also within some of the older villages, and coalesced into the suburban fringes of the larger settlements. The majority date from the time of the 17-19th Century Enclosure Acts, with some remaining examples from the medieval period.

Late 20th century intensification of farming practices have necessitated large-scaled, industrial type barns, stores and silos which have come to dominate many traditional farmsteads, and often their landscape setting.

##### Key Characteristics

- Large farmhouses (see vernacular cottages and T6), generally set close to the road, with long, low additive ranges of farm buildings set to the side and rear
- Traditional buildings are small-scale, built of stone, buff and red brick or timber-framed clad with timber weatherboarding, depending on location
- Roofs are generally simple pitched construction, covered with thatch, clay plain or pantiles, and picturesque in appearance
- Modern buildings are large-scale steel-framed single span structures, usually clad in profiled steel sheet, coloured grey.

##### Local Variations

Timber weather boarded barns and outbuildings, many of which now have corrugated iron roofs. Later examples use red brick with slate roofs.

#### **T9a 19th & Early 20th Century Industrial Buildings**

Huntingdonshire has a rich heritage of these industrial buildings; some were located near waterways, which provided both good transport routes and potentially a means of power. There was a wide range of industrial buildings in Huntingdon that included mills, malt houses, breweries, small workshops and others. Many buildings were associated with the railways, including warehousing and goods sheds (now mostly demolished).

##### Key Characteristics

- Large scale, visually prominent, discreet and freestanding structures with ancillary buildings Sometimes positioned in the floodplain. Often surrounded by willows
- 3-6 storeys tall. Generally built of buff brick, with slate covered or plain tiled roofs
- Projecting timber weather boarded loading-bays, and pulley houses
- Simple, robust symmetrical elevations with segmental-arched window openings, and loading bays positioned vertically one above another
- Rudimentary neo-classical detailing, such as pilasters and Italianate porticos are a feature on later examples. 'Gothic' detailed examples are also found
- Originally built as mills and warehouses, the majority are now converted for residential use

#### **T10a Parish Churches**

Ecclesiastical buildings survive from every century and architectural style -unique monuments to the districts' history and culture. Buildings range from Norman and Medieval parish churches to the neo-gothic of the Victorian era and the marvellously idiosyncratic Non-Conformist chapels of the 18-19th centuries. For clarity, key characteristics are listed under two subtypes as below:

##### Key Characteristics

- Large scale buildings for Christian worship and former monastic complexes, including surviving gate-houses and hospitium, typically built and altered over a long periods of time
- Set in a churchyard, often with mature trees, especially yews. Generally, parish churches are located centrally in the town or village, while monastic houses were usually situated on the periphery
- Although many are older, the majority appear externally to be Gothic in style, with large, pointed arched and traceried windows, and stained glass. Moulded stringcourses and hood mouldings, buttresses, castellated parapets and other structural and decorative architectural devices evolved and incorporated over time
- Simple, pitched roofs, generally with plain gault-clay roof coverings

- Building materials range from carstone and cobbles to coursed limestone-rubble, and fine ashlar limestone in the north
- Fine, tall spires are a landmark feature of the District. Lancet windows (small pointed window openings) are characteristic of spires in the Northern Wolds. Towers became increasingly common in the 15-16th centuries and were often added to earlier buildings in the 15-16th centuries
- Lych gates are characteristic of church in the area and are defining features of many churchyards. Construction varies from oak with clay tiles to stone structures

#### **T10b Non-conformist Chapels**

##### Key Characteristics

- Simple, generally unadorned facades, consciously avoiding the gothic architectural references of the established church
- Diverse stylistic influences, typically neo-classical •Simple rectangular plan form, frequently gabled to the road
- Round headed windows, typically cast-iron frames, with clear or pastel-coloured glass
- Generally built of buff brick, with slate roof covering
- Cast iron railings and small paved forecourts are typical Catholic Churches and chapels (legally also “non-conformist”) are frequently neo-gothic and ornate

#### **T11a Victorian And Edwardian Civic Buildings**

This diverse type forms the focal point for community, civic and working life. It includes places of assembly, police and fire stations, shopping complexes, schools, libraries, administrative centres and office blocks.

##### Key Characteristics

- Generally, architect designed buildings reflecting status and function
- Medium to large-scale buildings usually discreet in their own plots. Bank buildings often sited at landmark positions within the streetscape to reinforce status
- Variety of architectural styles, including some good examples of Arts and Crafts, and Neo-classical designs
- Diverse good quality materials, including buff and red brick with ashlar masonry and painted render. Dressed stone stringcourses; ornamental pilasters, cornices and copings are common embellishments
- Pitched, slate covered roofs are typical
- Frequently single storey but of very grand proportions

- Window styles vary with function; school buildings frequently have large vertically proportioned openings, positioned high in the wall

#### **T11b Late 20th Century Civic Buildings**

The late twentieth century has witnessed substantial growth in population, changes in building technology and working practices. Large school complexes, for example, have generated an architectural aesthetic for civic buildings of our era; some examples use contemporary styles and materials, while others reflect aspects of the regional vernacular. Key Characteristics

- Large to medium scale buildings, generally with large areas of associated car parking or hard standing
- Varying number of storeys depending on function
- Amenity shrub planting, small ornamental trees and mown grass typify landscaped areas
- Generally avoid the use of decorative architectural devices, although good design generates pleasing visual effects through the manipulation of form, function and materials
- Mass produced buff and red brick are the most common facing materials, with large areas of glazing also a feature
- Other twentieth century materials found in civic buildings include metal trims and copings, cedar boarding, glulam beams, coloured powder-coated metal window frames and large areas of toughened glass
- Flat roofs were a feature of 1960-70s civic buildings, and low-pitched roofs on later examples. Brown or slate grey concrete roof tiles are typical roof coverings
- Generally, rather shallow detailing with minimum set backs at door and window reveals, creating rather flat, poorly modulated facades



## Annex B: Scheduled Monuments and Listed Buildings

Location	Address	Grade	Type	Wall Material	Roof Material
Brampton Road	Well in courtyard to north of Hinchingsbrooke House	II	Well	Limestone rubble	Modern tile
Brampton Road	Park wall of Hinchingsbrooke House fronting Brampton Road	II*	Wall	Limestone ashlar	None
Brampton Road	Gate piers and iron gates at north end of Hinchingsbrooke Park	II	Gate, gate pier	Limestone ashlar, wrought iron	None
Brampton Road	Gates and wall of Hinchingsbrooke Park to right of main entrance	II	Gate, wall	Local red brick, wrought iron	None
Brampton Road	Huntingdon Railway Station	II	Station, station masters house, footbridge, waiting room	Gault brick, render, cast iron	Slate, corrugated iron
Brampton Road	The Nuns Bridge	II	Bridge	Limestone rubble, local red brick	None
Brampton Road	Hinchingsbrooke House	I	School, park, nunnery, house, garden	Limestone rubble, local red brick, timber frame, limestone ashlar	Plain tile
Brampton Road	Gatehouse and walls at Hinchingsbrooke House	I	Gatehouse, wall, coffin, effigy	Limestone rubble, limestone ashlar	Plain tile
Brampton Road	Brewhouse and laundry at Hinchingsbrooke House	II	Brewhouse, laundry	Limestone rubble, brick	Plain tile
Brampton Road	Summerhouse 120 metres south west of Hinchingsbrooke House	II	Summer house	Gault Brick	Tile
Ermine Street	No. 14	II	House	Local red brick	Plain tile
Ermine Street	No's. 32, 33, 34, 35 & 36	II	House	Gault brick	Slate
Ermine Street	No's. 77, 78 & 79	II	House, railings	Gault brick, cast iron	Plain tile
Ermine Street	No. 76	II	House	Local red brick	Plain tile
Ermine Street	No's. 54 & 55 (The Coach and Horses Public House)	II	Public House	Local gault brick	Plain tile
Ermine Street	No. 73	II	House	Timber frame render	Plain tile
George Street	No's. 1, 2, 3, 4, 5, 6, 7 & 8	II	Almshouse	Gault brick, stone	Slate
George Street	County Hospital (Main Building only)	II	Hospital	Gault brick, render	Slate
George Street	Post Office sorting office	II	Post office	Gault brick, render	Slate
High Street	No. 54	II	House	Gault brick, stone	Slate
High Street	No. 33	II	Shop, house	Timber frame, local brick	Plain tile
High Street	No. 58	II	Shop	Timber frame, render, gault brick	Plain tile
High Street	No's. 57, 57a & 57b	II	Shop	Timber frame, render, gault brick	Plain tile
High Street	No. 56	II	Shop	Timber frame, render, gault brick	Plain tile
High Street	Stable block of No. 55 (The George Hotel)	II	Stable, garage	Local red brick, limestone	Plain tile
High Street	No's. 61 & 62	II	Shop, house	Timber frame, render	Plain tile
High Street	South African War Memorial	II	War memorial	Portland stone	None
High Street	No's. 64 & 65	II	Shop, house	Timber frame, render, gault brick	Modern tile
High Street	No. 45	II	Shop, house	Timber frame, render	Plain tile
High Street	No. 44 (Abbey National Building Society)	II	Public house, house	Timber frame, red brick	Plain tile



Location	Address	Grade	Type	Wall Material	Roof Material
High Street	No. 43a	II	Shop	Timber frame, gault brick	Plain tile
High Street	No. 40	II	Shop	Timber frame, render, gault brick	Slate
High Street	No. 39 (Commemoration Hall)	II	Hall	Gault brick, render	Slate
High Street	No's. 90, 91 & 91a	II	Shop, house	Timber frame, render, local brick	Modern tile
High Street	No. 55 (The George Hotel)	II*	Hotel, church	Timber frame, render, gault brick, red brick	Plain tile, slate
High Street	Railings and gates of No. 71	II	Railings, gate	Wrought iron, brick	None
High Street	No. 111	II	Shop, public house	Local red brick, limestone	Plain tile
High Street	No's. 86, 87 & 88	II	Shop	Local brick, render	Modern tile
High Street	No. 85	II	Shop, house	Local brick, render	Modern tile
High Street	No. 84 & 84a	II	House	Brick, render	Plain tile
High Street	Garden wall of No. 83 (The Priory) facing Ambury Road	II	Wall	Limestone rubble, brick, flint	None
High Street	No's. 59 & 60	II	Shop, house	Timber frame, render, gault brick	Plain tile
High Street	No's. 72, 73, 74, 75 & 76	II	House, shop	Timber frame, render, local brick	Plain tile
High Street	No's. 31 & 32	II	House, shop	Local red brick	Plain tile
High Street	No. 71 (Whitwell House)	II	House	Red brick, render, wrought iron	Slate
High Street	Two gate piers at No. 70c	II	Gate pier	Red brick, gault brick, limestone	None
High Street	Gate piers wall and gates of St Johns churchyard	II	Wall, gate, gate pier, church	Limestone rubble, brick, wrought iron	None
High Street	No. 68a	II	Shop, house	Local brick, render	Plain tile
High Street	No. 68	II	House	Local red brick	Slate
High Street	No. 67	II	Shop, house	Timber frame, render, gault brick	Plain tile
High Street	No. 81 (Montague House)	II	House	Local red brick	Plain tile
High Street	No's. 36, 37 & 38	II	House	Gault brick	Slate
High Street	No. 150	II	Shop	Local brick	Slate
High Street	No. 149	II	Shop	Timber frame, render, brick	Plain tile
High Street	No's. 142 & 143	II	Shop	Brick, render	Plain tile, slate
High Street	Stone piers and gates of St Marys churchyard	II	Gate, gate pier	Limestone, wrought iron, cast iron	None
High Street	No. 139 (Three Tuns public house)	II	Public house	Local red brick	Plain tile
High Street	No's. 137 & 138	II	Shop	Timber frame, render	Plain tile, modern tile
High Street	No. 28	II*	House	Red brick, render	Plain tile
High Street	No. 27	II	Shop	Gault brick, render	Plain tile
High Street	No's. 22, 22a, 23, 24, 25 & 26	II	House, shop	Red brick, timber frame, render	Plain tile

Location	Address	Grade	Type	Wall Material	Roof Material
High Street	No. 20 (Castle Hill House)	II*	House	Gault brick	Modern slate
High Street	No's. 18 & 19	II	Shop	Red brick, render	Plain tile
High Street	No. 96	II	Shop	Timber frame, render	Modern tile
High Street	No. 3 (Old Bridge Hotel)	II	Hotel	Gault brick	Plain tile
High Street	No. 108	II	Shop	Brick render	Plain tile
High Street	No. 66	II	Shop, house	Timber frame, render, gault brick	Plain tile
High Street	Church of St Mary	B	Church	Limestone rubble, freestone, barnack limestone, church	Plain tile, lead
High Street	Garden wall of No. 70 & 70a (Ferrar House)	II	Wall	Local red brick	None
High Street	No. 89	II	Shop, office	Local brick, render, limestone	Slate
High Street	No. 136	II	Shop	Timber frame, render	Plain tile
High Street	No's. 70 & 70a (Ferrar House)	II	House	Local red brick	Plain tile
High Street	No's. 4, 4a, 5, 6, 7, 8, 9, 10, 11, 12 & 13	II	House, shop	Gault brick, render	Plain tile
High Street	Cromwell Museum	II*	Museum, school, infirmary, hospital	Limestone ashlar	None
High Street	No's. 29 & 30 (Cowper House)	II*	House, shop	Local red brick	Plain tile
High Street	No. 82 (Cromwell House)	II	Monastery, house, nursing home	Limestone rubble, local red brick, limestone ashlar, gault brick, modern brick	Slate
High Street	No. 103	II	Shop	Local brick, render	Plain tile
High Street	No. 92 (National Westminster Bank)	II	Bank	Gault brick, render, limestone	Slate
High Street	Huntingdon Bridge	I	Bridge, chapel	Limestone rubble, ashlar, local brick	None
High Street	No. 153	II	House	Gault brick, render	Plain tile
High Street	No's. 154 & 155	II	House, gaol	Gault brick, limestone	Slate
High Street	No. 152	II	House	Local brick, render	Slate
High Street	No. 151	II	House	Gault brick, limestone	Slate
High Street	No. 110	II	Shop, bank	Local red brick	Slate
High Street	No. 109	II	Shop	Local red brick	Slate
High Street	No. 107	II	Shop	Brick, render	Modern tile
High Street	No. 97	II	House	Timber frame, render	Modern tile
High Street	No. 156	II	House, hotel	Gault brick	Plain tile
Market Hill	Town Hall	II*	Town hall, court house	Local red brick	Slate
Market Hill	Walden House	II*	House, office	Local red brick, limestone	Plain tile

Location	Address	Grade	Type	Wall Material	Roof Material
Market Hill	Church of All Saints	II*	Church	Limestone rubble, limestone ashlar, barnack limestone, ketton limestone, gault brick	Slate, lead
Market Hill	Falcon Inn	II	Public house	Timber frame, render, local brick	Plain tile
Market Hill	Churchyard railings and gates to Church of All Saints	II	Railings, gate	Wrought iron, limestone rubble	None
Market Hill	Gates and front railings of Walden House	II	Gate, railings	Wrought iron	None
Market Hill	Wykeham House	II	House, club	Local red brick, gault brick, limestone, render	Plain tile
Market Hill	No's. 7 & 8	II	Shop	Gault brick, render	Slate
Market Hill	No. 5 (Gazeley House) (County Education Office)	II	Office	Gault brick	Slate
Market Hill	No. 1	II	Bank	Gault brick	Slate
Market Hill	Jubilee Drinking Fountain	II	Drinking fountain	Pink granite, bronze	None
Newtons Court	No. 1a	II	House, shop, outbuilding	Timber frame, render	Plain tile, pantile
Princes Street	Garden wall of Lawrence Court fronting The Walks	II	Wall	Local red brick	None
Princes Street	Lawrence Court	II	House	Red brick	Plain tile
Princes Street	No's. 10 & 10a	II	House, stable	Local red brick, gault brick	Pantile
Princes Street	No. 4	II	House	Local brick, render	Plain tile
Princes Street	No. 1	II	House	Gault brick	Welsh slate
St Clements Passage	Churchyard wall of St Marys Church	II	Wall	Gault brick, render	None
St Clements Passage	No. 1	II	House	Local brick	Plain tile
St Johns Street	No's. 14 & 16	II	House	Local brick	Pantile
St Johns Street	No. 18 (Gothic Cottage)	II	Cottage	Gault brick	Plain tile
St Peters Road	No's. 27 & 29	II	Gaol, house	Gault brick	Slate
St Peters Road	No. 28	II	Gaol, house, chapel, workshop	Gault brick	Slate
The Walks North	No's. 5 & 6	II	House	Red brick	Slate
The Walks North	No's. 3 & 4	II	House	Red brick	Plain tile
The Walks North	No. 2	II	House	Red brick	Modern pantile

## Annex C: Key Development Plan Policies and Reference Material

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### Key Development Plan Policies and Government Guidance on Conservation Areas

Cambridgeshire and Peterborough Structure Plan (adopted 2003)  
In particular, Ch. 7: "Resources, Environment & Heritage

Huntingdonshire Local Plan (1997)  
In particular Ch. 7: Buildings of Architectural and Historic Interest, and Environment.

Huntingdonshire Local Plan Alteration (2002)

Regional Planning Guidance 14 (East of England Regional Assembly)

Huntingdonshire Design Guide (2003) Supplementary Planning Guidance

Huntingdonshire Landscape and Townscape Assessment (2003) Supplementary Planning Guide

Planning (Listed Building and Conservation Areas) Act 1990.

Planning Policy Guidance 15, Departments of the Environment and National Heritage, September 1994.

Guidance on the Management of Conservation Areas, English Heritage, February 2006.

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








### Historic Maps

a. OS 25" 1887& 1950

b. Maps of Huntingdon from 1610 to c 1910 [full list to follow]



**Figure 1.** Key (in full) to Symbols used on the analysis plans

	This represents an urban space that has a degree of enclosure
	This represents a green space that has a degree of enclosure
	This represents a corner building/s that spatially link areas or streets (known as a pivotal corner)
	Significant or important view or vista within, into or out of the Conservation Area
	The situation where a building or other structure blocks ("stops") a view
	Indicates where a glimpse (or series of glimpses) of one space may be seen from another
	Indicates where a building line has failed, allowing the visual integrity of the street to "leak" out
	Historic Green Space
	Other Green Space
	Significant tree/s
	Scheduled Ancient Monument
	A building that forms a landmark within the Conservation Area
	Listed Building
	Urban space that narrows down, inviting the viewer to explore the space beyond: "pinch point"
	Street that would benefit from enhancements, e.g., improved signage or parking arrangements
	An area that would benefit from enhancement
	Spatial orientation
	An intrusion into the historic street scene caused by, for example, inappropriate buildings
	Street characterised by back of pavement building line
	Street characterised by a set back building line